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"For Sales In The Dales"

East House, West Witton



- Superb Character House
- Family Home Or Guest House
- 5 Double Bedrooms
- 3 En-Suites & 2 With Shared Bathroom
- Sitting Room
- Dining Room/Entrance Hall
- Large Farmhouse Kitchen
- Cloakroom
- Utility Outbuilding
- Oil Central Heating
- Part Double Glazed
- Private Lawned Garden
- Ample Parking
- Period Features Including Inglenook Fireplace
- Video Viewing Available

Asking Price £600,000



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Valuations, Surveys, Planning, Commercial & Business Transfers, Acquisitions, Conveyancing,
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East House, West Witton, Leyburn, North Yorkshire, DL8 4LS

DESCRIPTION

East House in West Witton was built in the 1760's and is a spacious, detached house with many characterful features. It is currently run as a successful guest house, in the ever popular Yorkshire Dales National Park, a stones throw away from the renowned Wensleydale Heifer.

West Witton is only 4 miles from the bustling market town of Leyburn. It is most famous for the award winning Wensleydale Heifer Restaurant and Hotel, however, it also has a thriving community with a number of activities in the village. These include a table tennis club, book club, scrabble club, ladies handicraft and WI. There is also a village shop, mobile post office three times a week, church, and a traditional public house, The Fox & Hounds, which offers regular quizzes, darts teams, and quoits. For families there is a large playing field with adventure playground.

The property benefits from oil central heating and part double glazing, and has many features such as coving, stone flags, window shutters, alcoves and niches.

The accommodation on offer is spacious, over three floors and has five double bedrooms. Three of these are to the first floor and have en-suites, a further two are to the second floor and share a separate bathroom. To the ground floor there is a lovely inviting entrance hall, which has been used as a dining room in the past. The large sitting room has a feature Inglenook fireplace housing a stove, an under stairs cloakroom with old pantry shelves, and a large farmhouse kitchen with granite worktops and electric Aga with an LPG Rangemaster cooker.

Externally, to the front is a private suntrap patio and lawned garden with well established flower and rose beds, shrubs, bushes and trees and a path to the front door and side gate. Rear vehicle access is from the A684 onto a shared tarmac drive with just one neighbouring house. There is ample gravel parking for several vehicles, a small patio, flowerbeds, bin store and stone outbuilding, used as a utility and housing the boiler.

This property would make a perfect family home or guest house. A video viewing is available to watch before a physical one, to make sure this is the one for you.

GROUND FLOOR

STONE ENTRANCE Outer stone porch. Steps up to the front door.

ENTRANCE HALL/

DINING ROOM 12' 3" x 12' 0" (3.73m x 3.66m) Beautiful entrance hall. Fitted carpet. Coco matting. Front door.

SITTING ROOM 20' 0" x 11' 3" (6.1m x 3.43m) Large room with fitted carpet. Ceiling beam. Ornate coving. Ceiling spot lights. Inglenook stone fireplace with multi fuel stove. Radiator. Windows to the front and rear, one with wooden shutters.

REAR HALL Fitted carpet. Staircase to first and second floor.

WC Step down to the large under stairs cupboard. Stone flag steps. WC. Washbasin. Old pantry shelves. Small window to rear.

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KITCHEN DINER 20' 3" x 14' 0" (6.17m x 4.27m) Large farmhouse kitchen. Stone flag floor. Beamed ceiling. Spot lights. Excellent range of wall and base units with granite worktops and breakfast bar. Plumbing for dishwasher. Space for fridge freezer. Stone shelves. Electric Aga and LPG Rangemaster cooker. Windows to the front and rear. Door to the rear porch.

FIRST FLOOR

LANDING Fitted carpet. Window to the rear on half landing. Radiator. Staircase to the second floor.

BEDROOM 1 13' 11" x 9' 2" (4.24m x 2.79m) Double bedroom with a couple of steps up. Fitted carpet. Ceiling spot lights. Ceiling beams. Radiator. Windows to the front and rear with views down the village.
En-suite: 13' 4" x 7' 0" Fitted carpet. Bath with tiled splash back and mixer tap. Wash basin. WC. Radiator. Chrome towel rail. 2 Windows.

BEDROOM 2 12' 6" x 12' 0" (3.81m x 3.66m) Good double bedroom. Fitted carpet. Cast iron feature fireplace. Wall cupboard. Radiator. Window to the east with views down the village.
En-suite: Couple of steps down. Fully tiled walls and floor. Ceiling spotlights. Panelled bath with mixer taps. WC. Wash basin. Extractor fan. Shaver point and light.

BEDROOM 3 11' 3" x 11' 0" (3.43m x 3.35m) Double bedroom. Fitted carpet. Cast iron feature fireplace. Radiator. Shelved alcove. Window to the front with a lovely view down the village.
En-suite: Fitted carpet. Bath. WC. Wash basin. Large airing cupboard. Window to the rear.

SECOND FLOOR

BEDROOM 4 17' 7" x 9' 0" (5.36m x 2.74m) Double bedroom. Slightly sloping ceiling. Fitted carpet. Vanity unit with wash basin. Two cupboards with shelves and wardrobe. Window to the side with lovely views over to Preston Under Scar.

BATHROOM Bathroom suite in the process of being renewed. Colour schemes can be chosen depending on timescale.

BEDROOM 5 17' 7" x 9' 0" (5.36m x 2.74m) Double bedroom. Slightly sloping ceiling. Fitted carpet. Vanity unit with wash basin. Two cupboards with shelves and wardrobe. Window to the side with lovely views over to Penhill.

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OUTSIDE

FRONT GARDEN Large lawned garden with mature, well established flower beds and rose garden. Mature tree and bushes. Suntrap patio seating area. Gate to street and path to the front door and rear.

**UTILITY/
OUTBUILDING** 13' 6" x 8' 0" (4.11m x 2.44m) Stone outbuilding. Tiled floor. Power and light. Shelves. Plumbing for washer and space for dryer. Oil central heating boiler. Window and door.

PARKING Large gravel area to the side which provides ample parking for several vehicles.

REAR The property is accessed from the A684 onto a tarmac shared drive with the neighbouring house. There is a small patio area and flower beds. Access to the front garden, utility room and rear porch.

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GENERAL

Photographs & Virtual Tours Viewing	Items in these photographs and tours may not be included in the sale. Ask for a video viewing first - In person viewings by appointment only. PPE must be worn at appointment. We aim to accompany viewings 7 days a week.
Local Authority	Richmondshire District Council, 01748 829100.
Planning Authority	Yorkshire Dales National Park (01969 652349)
Council Tax Band	Band should be confirmed by the Purchaser prior to purchase.
Tenure	Freehold.

AGENT NOTES

J. R. HOPPER & Co. has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers should seek professional advice.

OFFER PROCEDURE

J. R. Hopper & Co, as Agents in the sale of the property will formally check the identification of prospective Purchasers. In addition the Purchaser will be required to provide information regarding the source of funding as part of our Offer handling procedure

FINANCIAL ADVICE

Buying your own home can be a complicated and confusing business especially with so many different schemes being offered by the High Street Building Societies and Banks. Why not find out which mortgage is best for you by speaking to our own **Independent Financial & Mortgage Advisor**? There is no obligation or cost and we can help even if you are buying from other agents. To make an appointment, please call – 01969 622936

Your home is at risk if you do not keep up the repayments on a mortgage or other loan secured on it. Written details available upon request

CONVEYANCING

Buying or Selling your home requires a diligent solicitor. We work with local solicitors & the UK's most recommended provider of conveyancing services. This makes the process as smooth and stress free as possible. Call, or check our website, for a free, no obligation, no move no fee quote.

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ON THE MARKET

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J. R. HOPPER & Co.

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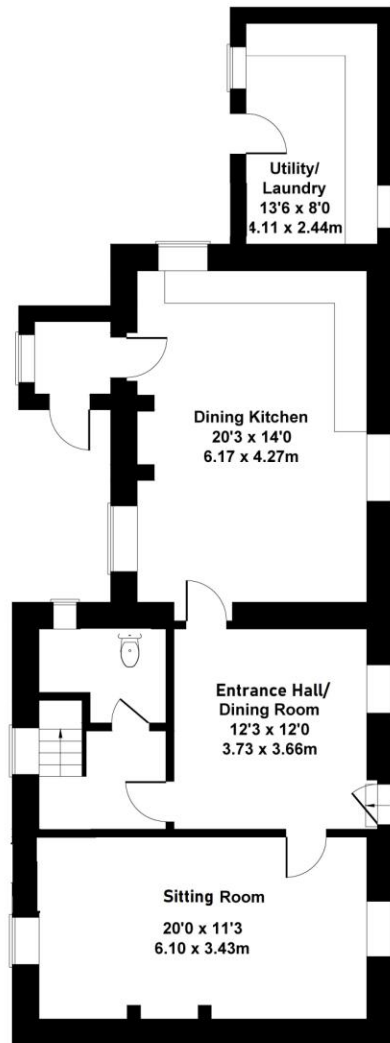
ENERGY PERFORMANCE CERTIFICATE

Property: East House, West Witton, Leyburn, North Yorkshire, DL8 4LS

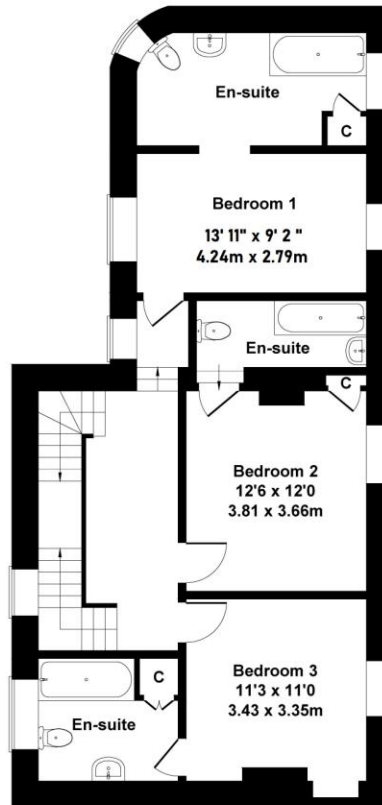
Energy Efficiency Rating Current 26 F.

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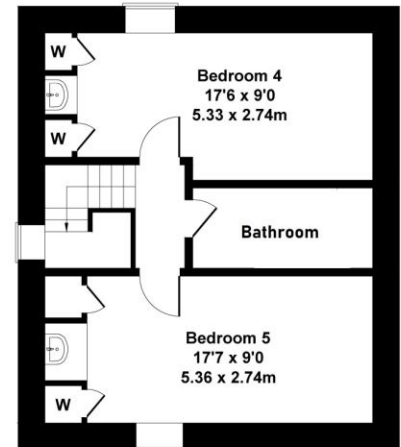
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GROUND FLOOR



FIRST FLOOR



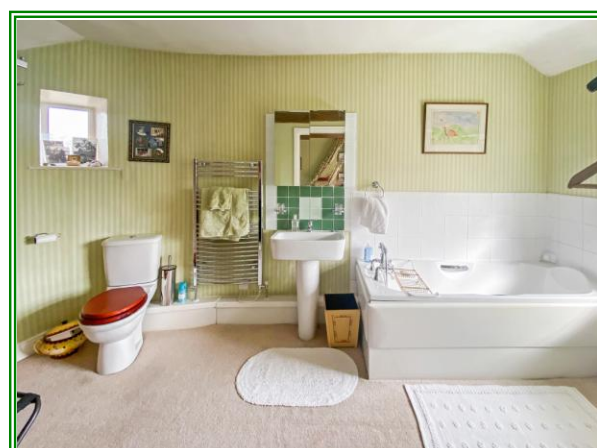
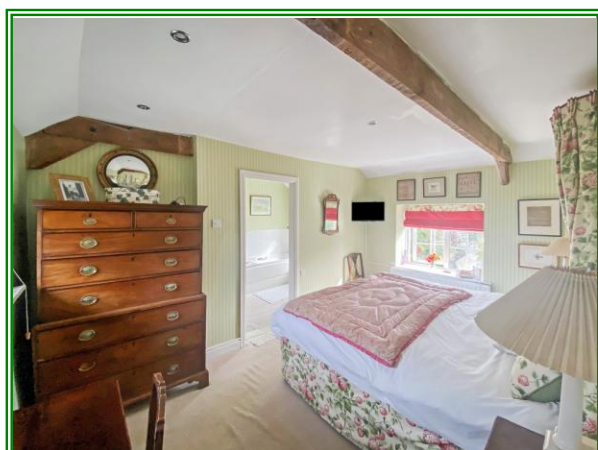
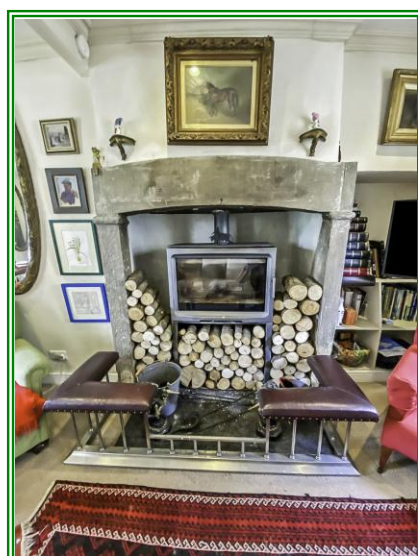
SECOND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021

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