



THE HOLLIES WEST, MAIN STREET

WEST WITTON, LEYBURN, NORTH YORKSHIRE, DL8 4LP

A handsome period house with a very pleasant walled garden, plus garage and parking to the rear. The accommodation is laid over four floors and provides generous and versatile living accommodation with period features including shuttered window seats in many rooms. With a large living room, dining kitchen, snug/study, a superb master bedroom suite with vaulted ceiling, three further bedrooms, a house bathroom with roll top bath and house shower room, this makes a super family home.

- Grade II Listed family home
- Semi detached
- Four bedrooms
- House bathroom & house shower room
- Living room
- Dining kitchen
- Snug/Study
- Gardens & Garage



Offers in excess of £365,000

VIEWING STRICTLY BY APPOINTMENT WITH THE VENDOR'S SOLE AGENTS

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SITUATION AND AMENITIES

The village of West Witton lies on the A684 between Leyburn and Aysgarth in the heart of the Yorkshire Dales National Park. The village has a shop, a traditional public house and a Church. It is also home to the renowned restaurant and hotel, The Wensleydale Heifer and the more traditional pub, The Fox & Hounds. Main line train service from Northallerton (22 miles) and Darlington (26 miles), A1 North/South at Leeming Bar (16 miles). Please note all distances are approximate. National and International airports at Newcastle, Leeds/Bradford and Durham Tees Valley.

ENTRANCE HALL

With a colourful mosaic tiled floor and coving to ceiling, this opens through to a rear hall with a return staircase to the first floor with a shuttered window and seat overlooking the rear garden. There is also a staircase down to the snug and access to the living room, and dining kitchen

LIVING ROOM

With a shuttered window seat overlooking the front garden, coving to ceiling, period fire surround with case iron inset and open grate.

DINING KITCHEN

Fitted with a range of wall and floor cupboards with solid pine frontage and granite work surfaces, incorporating a Rangemaster cooker with gas hob and electric ovens, glazed display cupboards and sliding basket drawers. There is plenty of space for a dining table and chairs and a window seat overlooking the rear gardens. Wooden flooring. From here there is a door opening directly into the walled garden. There is also a feature opening overlooking the staircase down to the snug with a wrought iron balustrade.



SNUG/STUDY

This basement room provides a range of uses either as a snug or games room or study perhaps. With a cupboard housing the central heating boiler.



FIRST FLOOR LANDING

From here there is access to three bedrooms and the house shower room.

BEDROOM TWO

A large double bedroom with shuttered window seat overlooking the rear garden.



BEDROOM THREE

Another double bedroom with shuttered window seat overlooking the front garden.



BEDROOM FOUR

Overlooking the front garden.



HOUSE SHOWER ROOM/WC

With a step in double shower with glass screen, pedestal wash hand basin and low level WC.



SECOND FLOOR LANDING

From here there is access to the master bedroom suite and the house bathroom.

MASTER BEDROOM SUITE

A very large suite with a vaulted ceiling with exposed beams. An open tread wooden spindle staircase leads up to a mezzanine dressing area with balustrade.



HOUSE BATHROOM/WC

With a vaulted ceiling with exposed timbers. Freestanding roll top bath, marble effect plinth with twin stone effect bowl sinks and mixer taps over, low level WC and separate step in shower cubicle.



EXTERNALLY

The front of the property has a walled garden with low maintenance gravelling.

Very pleasant walled rear garden accessed from the dining kitchen with a gravelled seating area with low level stone wall perimeter dividing to the lawns which are in terraces.

We understand from the vendor that there is a driveway to the side which is shared providing vehicular access to a single garage located at the end of the garden.



TENURE

The property is believed to be freehold with vacant possession upon completion.

LOCAL AUTHORITY AND TAX BAND

Richmond District Council 01748 829100. The property is band D.

SERVICES AND OTHER INFORMATION

We understand that the property is Grade II Listed. Oil fired central heating.

VIEWINGS

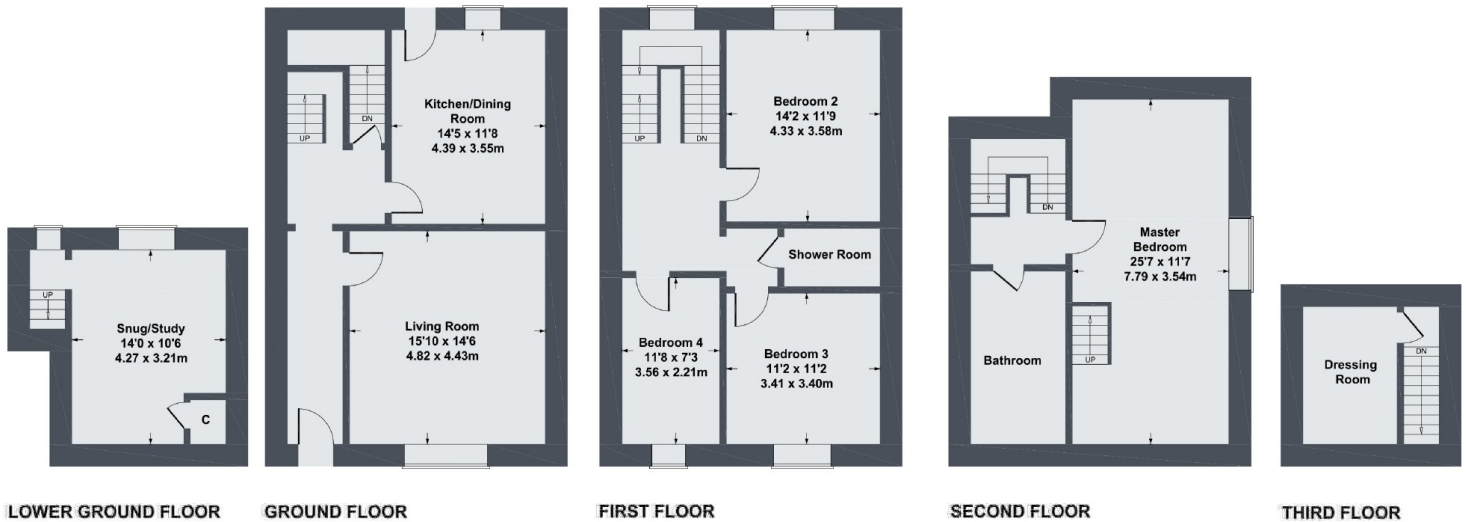
Strictly by appointment with GSC Grays 01969 600120

PARTICULARS

The particulars were written in April 2019 and the photographs were supplied by the vendor and taken in January 2019.

The Hollies West, West Witton, DI8 4lp

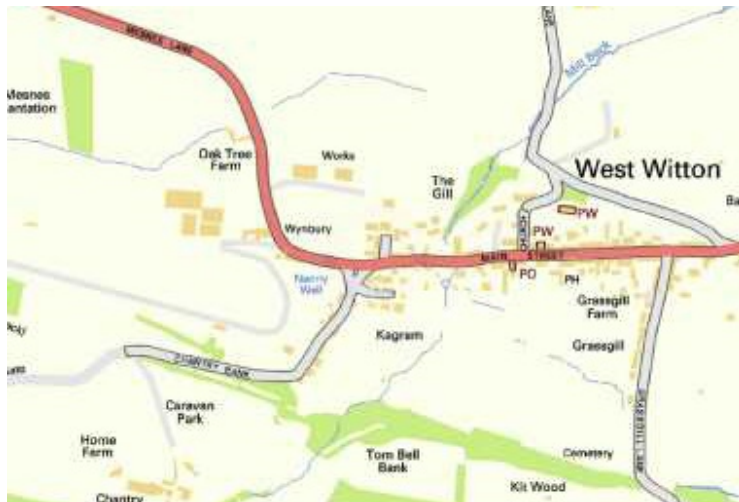
Approximate Gross Internal Area
1930 sq ft - 179 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements are approximate and should be used as a guide only. They cannot be relied upon for legal purposes. The vendor does not warrant the accuracy of the measurements. The vendor does not warrant the accuracy of the measurements. The vendor does not warrant the accuracy of the measurements.

For Information Only - Not to be used for legal purposes



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