



Oak Tree House Farm, Main Street
West Witton, Leyburn

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Oak Tree House Farm

Main Street, West Witton

Leyburn DL8 4LR

A detached three-bedroom farmhouse with an adjoining two-bedroom barn, useful one-bedroom annexe and 0.9 acre paddock, enjoying open countryside views close to Leyburn

Leyburn 4.1 miles, Hawes 12.6 miles, Bedale 14.7 miles, Northallerton and station 22.0 miles (London Kings Cross 2 hours 22 minutes), Harrogate 33.0 miles, A1(M) (Jct. 51) 15.9 miles, Leeds Bradford Airport 47.2 miles

Farmhouse: Reception hall | Sitting room
Dining room | Kitchen | Utility room | Cloakroom
Cellar | Principal bedroom with en suite shower room | 2 Further bedrooms | Bathroom | Shower room | EPC rating C

The Barn: Open plan kitchen/sitting room
Conservatory | 2 Bedrooms, 1 en suite bathroom
Shower room | EPC rating C

The Stables: Open plan kitchen/sitting room
Cloakroom | 1 Bedroom | Shower room | EPC rating D

External utility room | Garden | Garage
Workshop | 0.9 Acre paddock

The property

Originally built in 1812, Oak Tree House Farm is a handsome property offering 3,663 sq. ft. of beautifully presented accommodation arranged over two floors. The main farmhouse and barn were converted and completely renovated in 2017 and later The Stables annexe in 2021, retaining many period features throughout including casement windows, original shuttering, high ceilings, exposed beams and original joinery. Both the main farmhouse and adjoining barn are currently operating as holiday accommodation and enjoy spectacular views from most windows. The ground floor flows from a welcoming reception hall and comprises

a spacious sitting room, a generous dining room, both with exposed wooden flooring and feature fireplaces with woodburning stoves, and a large central kitchen which benefits from underfloor heating, a feature original fireplace, a range of wall and base units, island with seating, a double Belfast sink and a neighbouring fitted utility room with the original stone shelving and a useful cloakroom. The property also benefits from a generous cellar. The first floor provides a large principal bedroom with Jack and Jill access to a modern en suite shower room and further double bedroom. There is also a dual aspect generous bedroom off the staircase and a modern family bathroom, which complete the first floor. Adjoining the farmhouse is a two-bedroom barn with an open-plan modern kitchen/sitting room with freestanding woodburning stove and conservatory, two first floor double bedrooms and an en suite bathroom and shower room and an external glazed fitted utility room. The main farmhouse could be knocked through into the barn to create one dwelling, subject to planning. The self-contained converted stable has a sitting room with freestanding woodburning stove, fitted kitchen, modern shower room and separate cloakroom, with underfloor heating and a first-floor mezzanine bedroom.

Outside

Having plenty of curb appeal, the property is approached over a gravelled driveway providing private parking for numerous vehicles. There is also a large garage, originally the cart sheds, with solar panels and a separate workshop. The formal walled garden is laid mainly to lawn bordered by well-stocked flower and shrub beds and features numerous seating areas, a pond and paved front and rear aspect terraces, ideal for entertaining and al fresco dining. Over the road is a useful 0.9 acre paddock with orchard.

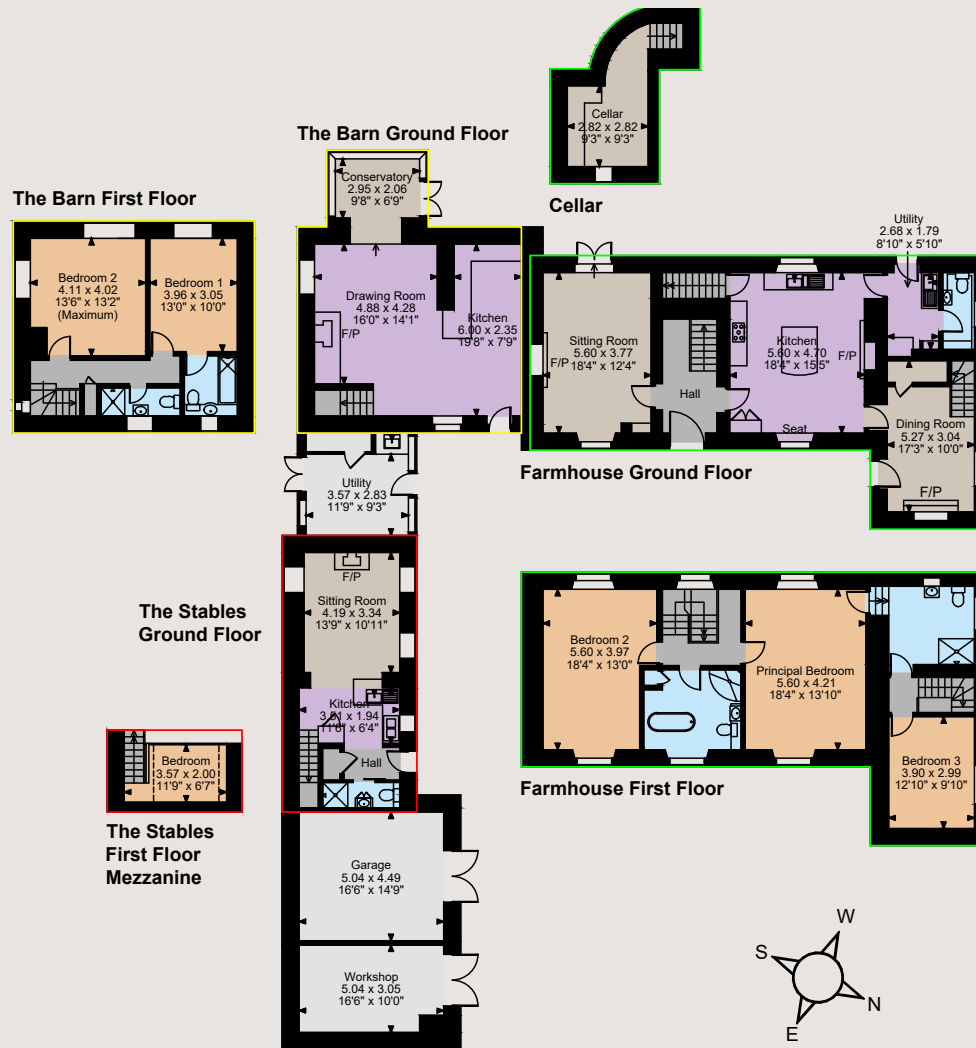
Directions

At the Leeming Interchange take the exit onto the A684, after 12.0 miles at the roundabout take the 1st exit onto Wensley Road (A684) and after 3.9 miles the property can be found on the left.





Oak Tree House Farm Main Street, West Witton
 Main House internal area 2,135 sq ft (198 sq m)
 Garage internal area 244 sq ft (23 sq m)
 The Stables internal area 377 sq ft (35 sq m)
 The Barn internal area 1,014 sq ft (94 sq m)
 Workshop internal area 160 sq ft (15 sq m)
 External Utility internal area 137 sq ft (13 sq m)
 Total internal area 4,067 sq ft (378 sq m)



Location

Sitting in the heart of Wensleydale, West Witton is a charming village that offers its residents a true taste of rural England. With picturesque stone cottages, rolling hills, and babbling brooks, this idyllic village is the perfect place to escape the hustle and bustle of city life and immerse yourself in the natural beauty of the Yorkshire countryside. One of the highlights of West Witton is its friendly community that hosts local events for clubs throughout the year. The village also benefits from a shop and public house, The Fox and Hound Inn, a mobile post office (3 times a week) and the renowned restaurant and hotel The Wensleydale Heifer. Leyburn, Bedale and Northallerton offer independent and high street shopping, services, cafes and public houses. West Witton sits on the A684 linking Leyburn and Hawes and providing easy commuting links to the A1(M) and national motorway networks and the nearby Northallerton mainline train station. The area offers a wide range of independent schools including Aysgarth, Barnard Castle, Queen Mary's, Cundall Manor, Westville House and Ampleforth.

Local Authority: North Yorkshire County Council
Services: Mains electricity and water. Solar panels. Oil central heating in the Farmhouse and The Barn. The Stables has an Everhot 900 Range.

Private drainage: A foul drainage report is available which we believe confirms the drainage is compliant with current regulations.

Council Tax: The Stables is Band A, Farmhouse and The Barn pay business rates.

Tenure: Freehold

Offers Over: £1,100,000

Harrogate

9 Westgate House, Albert Street, Harrogate HG1 1JX

01423 561274

harrogate@struttandparker.com

struttandparker.com



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