



GARTH HEADS GRASSGILL
West Witton, Leyburn



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GARTH HEADS, GRASSGILL

Leyburn, DL8 4LY

An attractive stone built, detached home, tucked away in a private location, with lovely countryside views to the front and rear.

ACCOMMODATION

This superb family home offers well proportioned accommodation throughout, benefitting from a lovely flow to the ground floor, with interlinking rooms, including a spacious sitting room, dining room and breakfast kitchen.

There are four good sized double bedrooms to the first floor, including two with en-suite shower rooms. There is also a useful fifth bedroom, currently used as a well equipped home office, and house bathroom, complete with roll top bath.

There are private lawned gardens to the front and rear, with well stocked flower beds and vegetable patch, as well as patio seating areas, perfect for alfresco entertaining. There is also private parking for several vehicles and an integral garage, making this a perfect home for a wide variety of purchasers, in a quiet, yet accessible location.



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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, traditional public house The Fox Inn, a church, a mobile Post Office service three times a week and a children's playground. It is also home to the renowned restaurant and hotel, The Wensleydale Heifer.

There is also an active village hall and several walks available on the doorstep. The nearby market town of Leyburn provides several public houses, restaurants, shops, hotels, supermarkets, primary and secondary schools. The market town is also home to Tennants Auction House and is approximately a 25 minute drive to the A1 (M) providing access across the region.





Accommodation Comprises: Ground Floor

The entrance porch has a dual aspect and leads into the entrance hallway, leading to the living accommodation, garage and a spindle staircase to the first floor.

The breakfast kitchen is a spacious room with solid wood units and ample space for free standing white goods and a dining table. There is a window overlooking the private rear gardens, understairs storage cupboard and a door leading into the formal dining room.

The formal dining room has doors leading out to the patio, exposed beams and double doors into the sitting room, which create a lovely flow. The sitting room has a wood burning stove set on a granite hearth with oak beam above, windows overlooking the front garden and there are also interesting features including an alcove, exposed beam and corning detail.

There is a ground floor WC, cloakroom space and integral garage.



First Floor

The landing has doors leading to the bedrooms, house bathroom, a range of useful storage and loft access. The principal bedroom is a substantial double, with windows overlooking the front garden and countryside views beyond, a fitted wardrobe and an en-suite shower room, with contemporary tiling, step-in shower, vanity wash hand basin, WC, heated towel rail, extractor fan and a frosted glazed window.

The second double bedroom has a window to the rear, fitted wardrobe and an en-suite shower room with a step-in shower, vanity basin, WC, heated towel rail and extractor fan.

The third bedroom, is a substantial double, with two windows overlooking the rear garden and Dales beyond. The fourth bedroom, also a double, has windows overlooking the front and view across open fields. There is a well equipped study, which could also be utilised as a single bedroom, has a dual aspect with window to the front and side.

The house bathroom has a roll top bath, Burlington basin, WC, wood panelling, frosted glazed window to the rear and a heated towel rail.

Externally

The property is approached by double timber gates, with stone pillars, leading onto the drive, which provides private parking for several vehicles. There are generous and private gardens to the front and the rear, both of which are lawned and have hedged and fenced boundaries. The front lawn has a wild flower meadow area, a substantial flower bed housing a variety of mature flowers, shrubs and plants.

A paved pathway leads round to the side and provides access to the rear garden, which has a stone paved patio seating area and a raised lawn with an additional gravelled seating area and hardstanding. There are also two raised vegetable beds and views across the village towards Preston under Scar.

Garage

With a up and over door, plumbing for a washing machine and tumble dryer. There is a window and pedestrian door to the rear. Light and power connected.

Tenure

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

Local Authority and Council Tax Band

North Yorkshire Council. Tel 01748 829100.

The property is banded E.

Services and Other Information

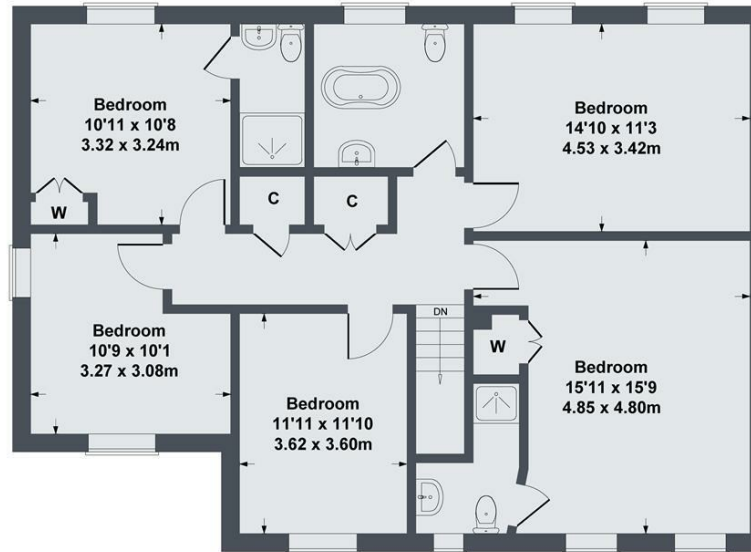
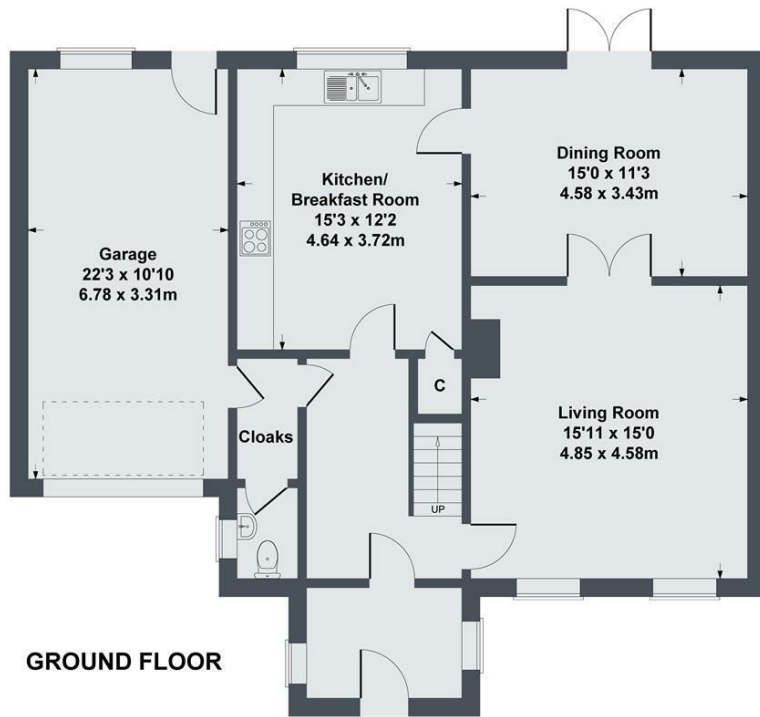
The property is served by oil fired central heating, mains electric, water and drainage connected.

Particulars & Photographs

The particulars were written and the photographs taken in July 2023.

Garth Heads, Grassgill West Witton, Leyburn, DL8 4LY

Approximate Gross Internal Area
2088 sq ft - 194 sq m



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. 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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