



KINGSTON HOUSE MAIN STREET  
West Witton, Leyburn



**GSC GRAYS**

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# KINGSTON HOUSE MAIN STREET

Leyburn, North Yorkshire, DL8 4LS

Kingston House is a Grade II listed family home in the heart of the well-regarded Yorkshire Dales village of West Witton. The property enjoys a superb position with spacious accommodation, full of character and views to the rear.

## ACCOMMODATION

There are many lovely character features throughout, including a cantilever staircase, exposed beams, tiled flooring, various alcoves, stone shelving, wrought iron railings to the front, stone flooring and an attractive fireplace within the sitting room.

The property offers a Georgian style layout to the ground floor, four bedrooms including an en-suite principal bedroom.

Kingston House also offers the added benefit of parking for two- three vehicles and private gardens to the rear, as well as the added benefit of two stone stores, one of which would make an ideal home office (subject to consents).



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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. Amenities on offer include a shop, a traditional public house, The Fox and Hounds Inn, a church and a mobile Post Office service three times a week. It is also home to the renowned restaurant and hotel, The Wensleydale Heifer.

West Witton boasts an active village hall and there are several walks available on the doorstep.

The nearby market town of Leyburn provides several public houses, restaurants, shops, hotels and supermarkets. Buses connect the village to Leyburn, Hawes, Ripon, Bedale and Richmond.







### Accommodation

The formal entrance hall has a return cantilever staircase to the first floor, with a sash window on the half landing, allowing plenty of natural light and provides access to the ground floor accommodation and an understairs cupboard.

The sitting room has a window seat and a wood-burning stove, set on a stone hearth with brick pillars and a wooden lintel. The dining room also has a window seat and a feature fireplace with stone surround. There are arched alcoves to either side with cupboards below, along with an arched display niche.

The breakfast kitchen has an exposed beamed ceiling and is fitted with a range of cupboards in a light wood effect frontage incorporating a Range-style electric cooker, with extractor hood above, inset one and a half drainer sink unit, dishwasher and fridge. The kitchen leads to a rear lobby with access to the rear gardens.

The boot/utility room has a stone flagged floor and the original stone slab shelving along with a range of useful cupboards, a sink and plumbing for white goods.

The first floor has a half landing, leading to a double bedroom with fitted wardrobes and views to the rear. The main landing is galleried and provides access to three further bedrooms, house bathroom and washroom.



The principal bedroom has fitted wardrobes and an en-suite shower room with step-in shower cubicle, pedestal wash hand basin and w.c. The third double bedroom has fitted wardrobes and decorative feature cast iron fireplace and the fourth single bedroom has fitted wardrobes and a window to the front.

Two steps descend to a vestibule area which leads through to the bathroom and a separate w.c. The bathroom is fitted with a white suite including a contemporary free-standing roll top bath, pedestal wash hand basin and w.c.

### Externally

To the front of the property, there is a forecourt with wrought iron railings and a wrought iron gate. To the rear of the property, there is an enclosed walled courtyard with plenty of space for a seating area and a raised stone flower bed.

There are two stone outbuildings, offering a workshop, with potential to create a home office (subject to consents) and a log store. A pathway leads to a lawned garden with fenced boundaries and a gate provides access to the parking area.

There is a gravelled car parking area to the side of the property which can accommodate two- three vehicles.

### Owner's Insight

"Kingston House is a beautiful period house retaining many original features. It has a cosy feel whilst also being spacious and light. The house is in the heart of a friendly, quintessentially Yorkshire Dales village with a lovely little shop, friendly local pub and an award-winning restaurant within a stone's throw. It has been a happy home!"

### Services and Other Information

The property is served by oil-fired central heating. Mains electricity, water and drainage.

We understand that the neighbour in the adjacent property has a right of way across a side passage, which is owned by Kingston House.

### Viewings

Strictly by appointment with GSC Grays. Telephone: 01748 829 217.

### Tenure

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

### Local Authority

North Yorkshire Council. Council tax band E.

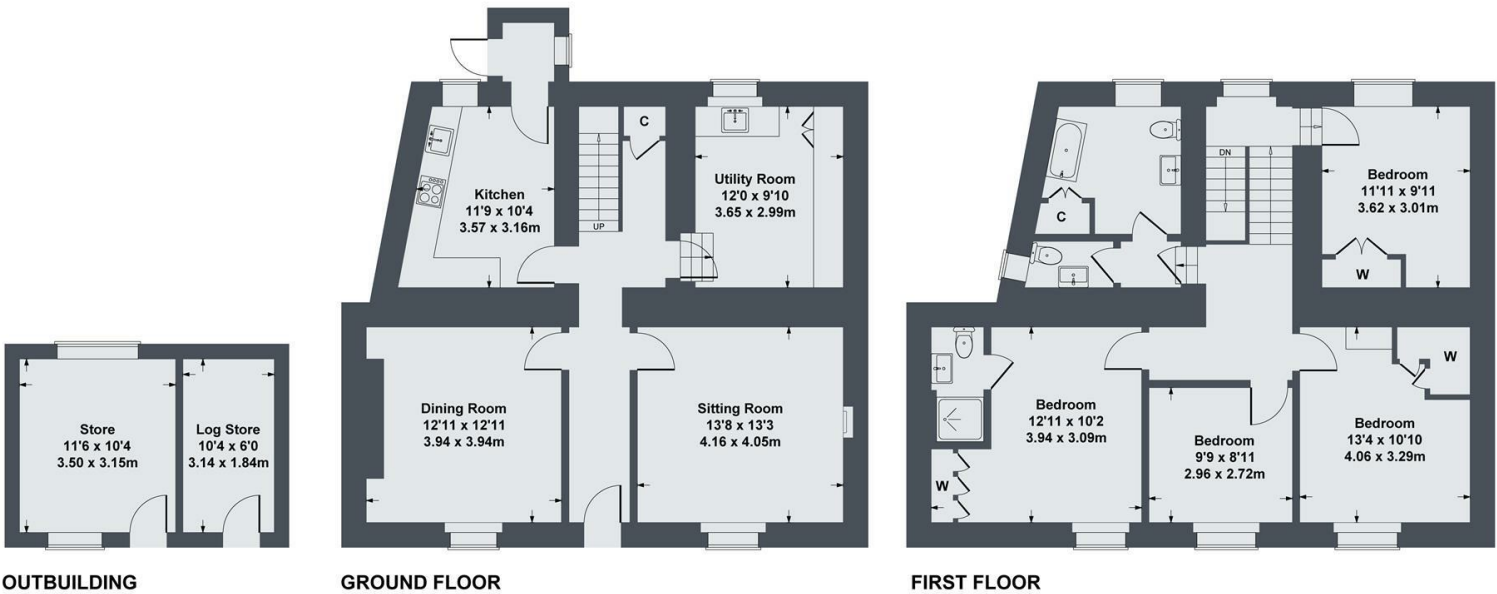
### Particulars & Photographs

The particulars and photographs were prepared May 2025.




Kingston House, Main Street, West Witton, DL8 4LS

Approximate Gross Internal Area  
House : 1722 sq ft - 160 sq m  
Outbuilding : 194 sq ft - 18 sq m  
Total : 1916 sq ft - 178 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. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>80</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>19</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



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