



CHANCE COTTAGE

East Witton, Leyburn



GSC GRAYS
PROPERTY • ESTATES • LAND

CHANCE COTTAGE

8 LOWTHORPE, EAST WITTON, LEYBURN, DL8 4SW

AN EXCEPTIONAL AND IMPECCABLY PRESENTED CHARACTER
PROPERTY, WITH FANTASTIC COUNTRYSIDE VIEWS

Accommodation

Breakfast Kitchen • Dining Room • Sitting Room • Garden Room
Breakfast Room • Utility • Wine Cellar • Cloakroom
Principal Bedroom with En Suite and Walk-in Wardrobe
Three Further Bedrooms, One with En Suite • House Bathroom

Gardens & Grounds

Various Patio Seating Areas and Lawns • Private Parking
Substantial Garage • Workshop / Home Office/ Annexe Potential



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Offices also at:

Alnwick
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Barnard Castle
Tel: 01833 637000

Driffield
Tel: 01377 337180

Boroughbridge
Tel: 01423 590500

Kirkby Lonsdale
Tel: 01524 880320





Situation & Amenities

Nestled on the edge of the popular and highly sought after village of East Witton, which is located on the eastern edge of the Yorkshire Dales National Park. The village is home to the well renowned Blue Lion pub and restaurant, as well as an attractive church which can be seen across the fields from the property.

Whilst situated in a rural location, there is easy access to local amenities in nearby Middleham, offering Georgian and Victorian tearooms and galleries, along with pubs, a shop and primary school.

The area is steeped in history with Jervaulx Abbey, a Grade I Listed monastery ruin and one of the largest privately owned Cistercian Abbeys in England, affected by the Dissolution of the Monasteries, which is open to the public and also a wedding venue, with a tearoom. There is also Brymor ice cream, close by only a few miles away. The magnificent castle of Middleham, which has the largest castle keep in the North of England. Middleham is also famed for its rich horse racing heritage, being home to stables and gallops for leading flat and National Hunt racehorses.

The market towns of Leyburn(4 miles) and Masham (7 miles) are a short drive, offering a good range of independent and national retailers, cafés, public houses, the well-renowned Black Sheep and Theakstons Breweries, restaurants, a weekly outdoor market, filling stations, dentists, primary and secondary schools, Tennants Auctioneers, a Co-Operative and doctors' surgeries.

Masham also offers Swinton Park Hotel and Country Club and Masham Golf Club.

There are also various independent schools within striking distance including Aysgarth Preparatory School at Newton le Willows, Queen Mary's School for girls at Thirsk, Ampleforth, Sedbergh and other excellent independent schools in Harrogate and York. Ripon Grammar School is also within close proximity.



With Leyburn known as the gateway to the Dales, it benefits hugely from tourism and has good communications and relatively easy access from the A1 at Leeming Bar. The nearest train station is at Northallerton (17 miles) with a regular service on the East Coast Main Line to York, Newcastle, London or Edinburgh. Leeds Bradford (47 miles) is the nearest international airport but there are an increasing number of services now being offered from Teesside Airport (32 miles), (please note distances are approximate).

Chance Cottage

Chance Cottage is bursting with character and is situated in the sought-after village of East Witton, on the edge of Wensleydale. This picturesque property is tucked-away within walking distance of the amenities on offer within the village and has fantastic views over the surrounding countryside from nearly every window.

Whilst the property has a cosy cottage feel and façade, it is deceptively spacious and has interesting accommodation on various levels, which has been sympathetically finished to a high standard. The quality of the property is apparent from the moment you walk through the door, with the bespoke, country-style kitchen and charming character features found throughout the property. These include the large wood-burning stoves found in the sitting room and dining room, both of which have stunning stone surrounds, along with various exposed beams and stonework, latch doors, deep skirting and sliding sash windows.

There is ample space for a family within this lovely home, with various formal and informal dining and seating areas, with four reception rooms, making it the perfect property for entertaining.

This beautiful home has spacious bedrooms to the first floor including a large principal suite and three further double bedrooms.



Outside, the property has pretty, cottage-style gardens with various seating areas to enjoy the peaceful surroundings and also perfect for entertaining.

Currently used as a successful holiday let and second home, the property would work well to be continued to be run as a business, however, equally would make a perfect permanent home, situated within striking distance of amenities and good access to road links.

Accommodation

The front door leads into the breakfast kitchen, which provides access to the living accommodation including the formal sitting room, onwards to the garden room, and the inner hall into the breakfast room. The inner hall also leads to the ground floor w.c and steps down to the wine cellar. There are stairs from the kitchen leading to the formal dining room and utility.

To the first floor, there is a half landing leading to the principal bedroom, complete with walk-in wardrobe and en-suite bathroom with a free-standing contemporary bath and separate shower. The main landing has doors to the house bathroom and three further bedrooms, one of which also benefits from an en-suite bathroom.



Gardens & Grounds

The property is approached by a pedestrian gate and pathway leading up to the front door. There is an additional gate which leads into the private parking area and up to the detached garage. The gardens surrounding Chance Cottage include various patio seating areas and lawns as well as well-stocked flower beds and borders.

Garage

The garages have hinged doors and also useful storage areas to the rear. There is a separate door leading to a first floor space, which is ideal for additional storage or has potential to create a home office/ annexe.

Owner's Insight

We have really enjoyed the beauty, serenity and solitude of the location. There are manageable gardens and the property is so close to amenities and excellent restaurants, whilst also having so many walks and nature trails right on the doorstep. We will miss the variety of flora and fauna in the area.

Tenure

The property is freehold and will be offered with vacant possession on completion.



Viewings

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

Local Authority

North Yorkshire Council. Council tax band C.

Services

Mains electricity and water connected. The property is served by oil fired central heating. Drainage is to a private septic tank.

wha3words

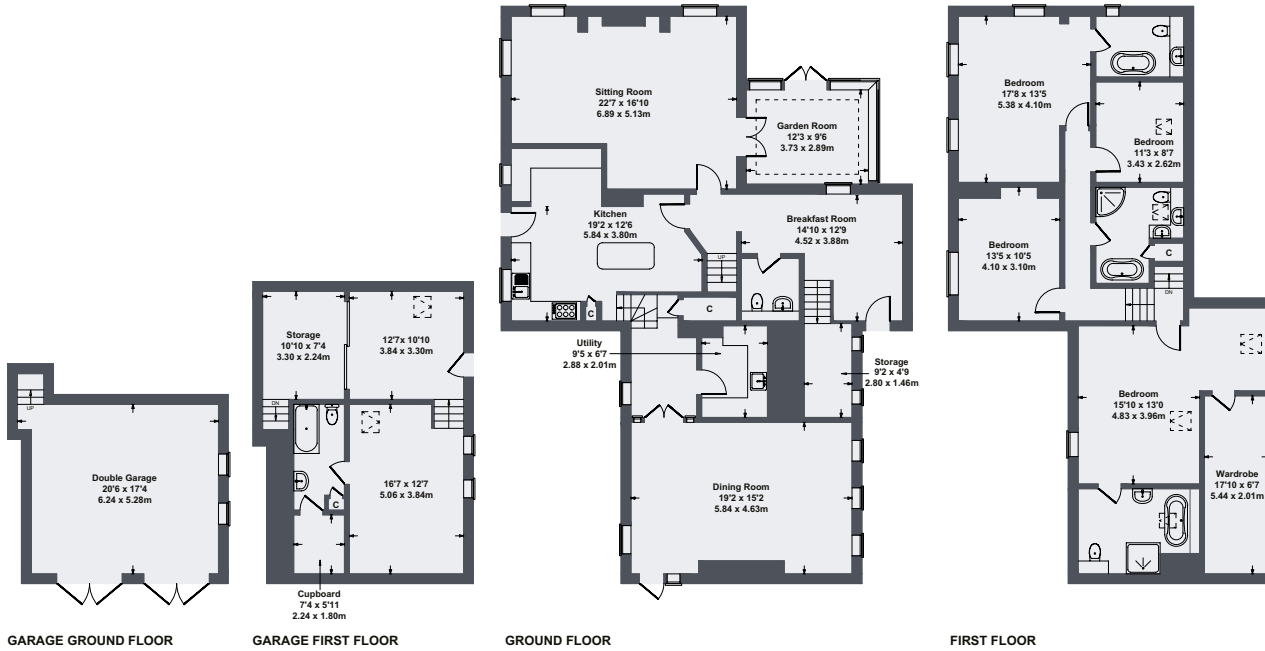
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Wayleaves and Covenants

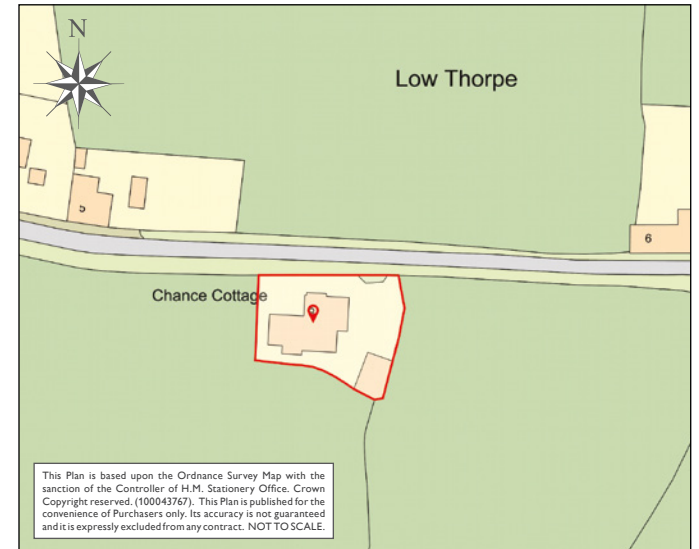
Chance Cottage is sold subject to and with the benefit of all existing rights, including rights of way, light, drainage, water and electricity and all other rights and obligations, easements and all wayleaves or covenants whether disclosed or not.

Chance Cottage, East Witton

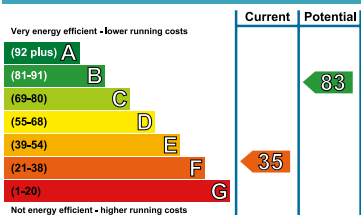
Approximate Gross Internal Area
3649 sq ft - 339 sq m



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. 2024



Energy Efficiency Rating



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5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: October 2024

Photographs taken: October 2024