



GHYLL HOLME, MAIN STREET  
West Witton, Leyburn



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# GHYLL HOLME, MAIN STREET

Leyburn, DL8 4LS

An immaculately presented, high-quality cottage situated in the centre of the village, with far-reaching countryside views to the rear.

## ACCOMMODATION

This attractive home has been modernised to a high specification, yet in a manner sympathetic with the property.

There are several character features found throughout, including period timber floorboards, exposed stonework, attractive fireplaces, alcoves, period timber doors, deep skirting boards and sash windows to name a few.

The living accommodation is spacious and provides multiple reception rooms to the ground floor, whilst externally there are enclosed and attractive gardens, making this an ideal property for those looking to be in the Yorkshire Dales National Park, yet within close proximity to the amenities within the village and Leyburn.



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## Situation & 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 front door leads into an entrance porch, with tiled flooring and windows overlooking the front garden. A timber door leads into the entrance hallway, with stairs to the first floor and doors to the two reception rooms.

The sitting room has exposed, original timber floorboards and a feature log-burning stove, with access through to the garden room which has patio doors out to the rear, Velux windows and exposed stonework.







There is a door leading through to an additional room, this area is a flexible space which is currently used as a guest bedroom and study, with terracotta tiles, Velux window, access to the ground floor cloakroom, a stone sill and a window overlooking the rear garden. There is a further room which is currently utilised as a study and has a large picture window overlooking the front garden, exposed stonework, feature alcove and a stable door out to the front garden.

The dining room has oak flooring, a window seat with storage, exposed beams, feature alcove, a fireplace with a stone surround and beam and an under-stairs storage cupboard / utility area with plumbing for a washing machine.

There is an opening into the kitchen which has quality fitted units with neutral, off-white frontage and granite work surfaces over, a ceramic double sink, Egyptian limestone flooring, space for a free-standing fridge freezer and a window overlooking the rear. A door leads out to the gardens.

The first floor landing has a sash window to the rear and doors leading to the two bedrooms and house bathroom.





The principal bedroom is a substantial double, with a dual aspect, with countryside views to the rear, a walk-in wardrobe area with fitted storage and an en suite shower room with a step-in double shower, vanity basin and w.c.

The second bedroom is also a good-sized double and has a window to the front. The house bathroom is fitted with a contemporary suite including a bath, ceramic basin, w.c, heated towel rail, exposed stonework.

### Gardens

The property is approached via a wrought-iron gate opening up to a pathway which leads to the front door. The front garden has walled, fenced and hedged boundaries with several raised flower beds and borders housing a variety of mature flowers, shrubs and plants. There is also an attractive magnolia tree and further mature trees, as well as a patio area.

To the rear of the property, there is an enclosed garden, which is mainly laid to lawn with further well-stocked flower beds and borders, various seating areas and a timber shed. There is access to the side lane via a gravel pathway.

### Owner's Insight

Ghyll Holme is a haven of peace and tranquillity in the heart of this vibrant village, being set back off the Main Street. It is in a perfect location for village amenities - directly opposite the village shop, and half-way between the two pubs.

Both front and rear gardens are a riot of colour and a source of delight throughout the year, with fruit trees - apple, pear and peach. The front garden is bounded by an ancient wall (Georgian or earlier). We enjoy the peace and privacy of the gardens. We wake up to views over the Wensleydale valley and hills and can watch beautiful sunsets in the evening. We enjoy regular walks in the National Park.

The house is light and spacious with cosy areas for relaxing. We have lovingly updated it so that it is practical for modern living yet retains characterful features from its previous life as a farmhouse, such as the old dairy (now the third bedroom), wide Victorian floorboards in the living room and original hooks for hanging game in the kitchen.

### Tenure

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

### Services & Other Information

The property comprises mains connections to electric, water and drainage and benefits from oil-fired central heating.

### Local Authority

North Yorkshire Council. The property has a council tax band rating of C.

### Viewings

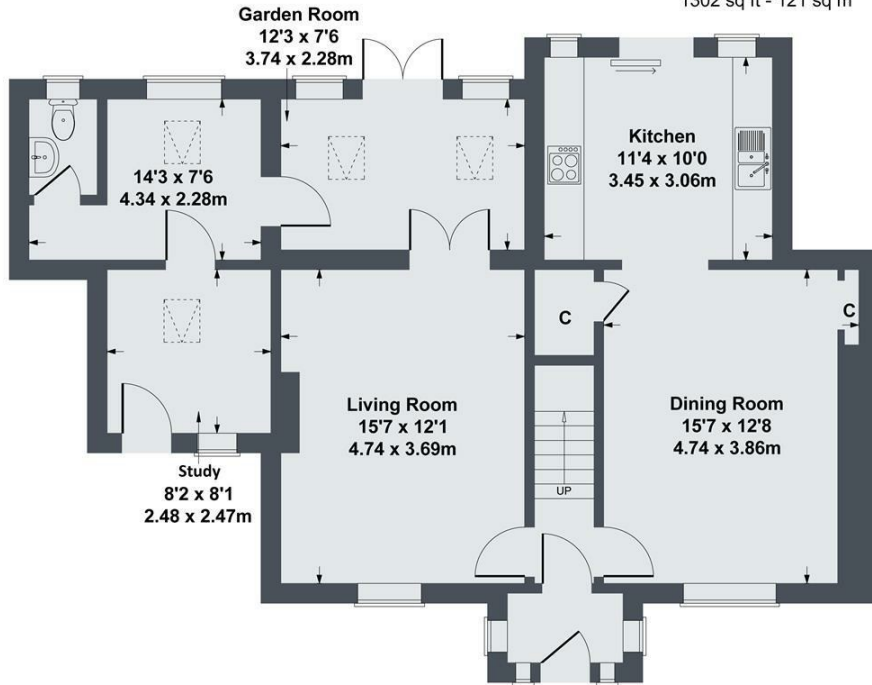
Strictly by appointment through GSC Grays. Telephone 01748 829217.

### What3Words

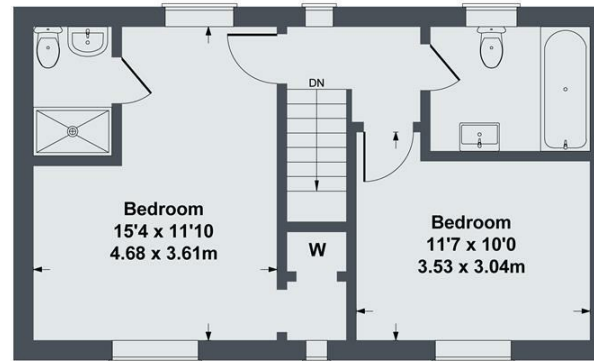
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# Ghyll Holme, West Witton

Approximate Gross Internal Area  
1302 sq ft - 121 sq m



**GROUND FLOOR**



**FIRST FLOOR**

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>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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