



Wayland Cottage

32 Braithwaite Lane, East Witton, Leyburn, DL8 4SH



Robin Jessop

AN ATTRACTIVE TWO-BEDROOM COTTAGE IN A HIGHLY SOUGHT AFTER VILLAGE LOCATION WITH SOUTH FACING GARDENS

- Spacious Two Bedroom Accommodation
- Attractive Semi-Detached Stone Cottage
- Well Presented House and Gardens
- South Facing Garden and Patio
- Character Features
- Situated Around the Village Green
- Self-Contained Garden Room
- Garage and Workshop Space
- Guide Price: £325,000

SITUATION

Leyburn 4 miles. Masham 7 miles. Bedale 10 miles. Ripon 16 miles. Northallerton 18. Leeds Bradford and Newcastle Airports are approximately a 1 hour and 15 minutes' drive. There is a mainline railway station in Northallerton with a direct route to London Kings Cross.

The property is beautifully positioned around East Witton village green. The village is very accessible for the nearby market towns of Leyburn, Masham and Bedale as well as the larger centres of Harrogate, York and Teesside.

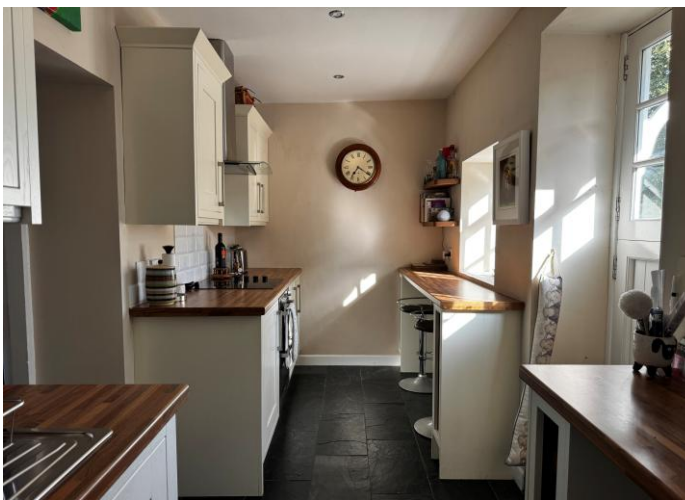
East Witton is a renowned and desirable village in the Yorkshire Dales National Park, with a large village green at the centre. The village benefits from village hall, part-time post office, church and award-winning Restaurant, The Blue Lion.

DESCRIPTION

Wayland Cottage is a delightful stone-built cottage superbly situated around the village green.

The property is entered directly into the living room with a large wood-burning stove, featuring exposed stone walls and built in shelving. The room has a window to the front and offers a well-proportioned living space. The kitchen is to the rear of the property; it features a range of wall and base units with integrated appliances. The galley style kitchen has been altered to make a breakfast bar seating area and cooking space.

To the first floor there is a large double bedroom looking over the village green, there is also a further double bedroom to the rear and a fully tiled family bathroom offering a bath with shower, wash hand basin and W.C.



Externally the property benefits from a self-contained garden room with electrical and water supply, this has doors to both the rear garden and patio towards the house. There is also a large wooden shed/garage which offers additional storage or workshop space.

The rear garden can be accessed through a large gate to the side of the property; it then extends south towards the beck. The garden borders the neighbours' garden without any current boundary fencing.

GENERAL REMARKS & STIPULATIONS

VIEWING

Strictly by Appointment with Robin Jessop Ltd – telephone 01699 622800 or 01677 425950

OFFERS

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.

MONEY LAUNDERING REGULATIONS

Please note that if you are the successful purchaser, it is now legal requirement for you to provide 2 forms of ID. This will need to be provided personally in our office where we can take copies of both this and proof of funds, which we also require to comply with Money Laundering Regulations.

METHOD OF SALE

The property is initially being offered for sale by Private Treaty. However, we reserve the right to conclude the sale by any other means at our discretion.

WHAT3WORDS

Every three metre square of the world has been given a unique combination of three words. A free App is available for iOS and Android smartphones and using the unique sequence of words below you will be able to pinpoint this property. [///tape.handsets.shin](http://tape.handsets.shin)

FIXTURES & FITTINGS

Only those fixtures and fittings described within this brochure are included in the sale. Furniture can be purchased by separate negotiation.

BOUNDARIES

The boundaries of the property are shown edged red on the plan within this brochure.

EASEMENTS AND RIGHTS OF WAY

The neighbouring properties have a right of way across the driveway to the side of Wayland Cottage and the top of the garden to access their own properties.

TENURE

Freehold with vacant possession.

COUNCIL TAX

Band C.



SERVICES

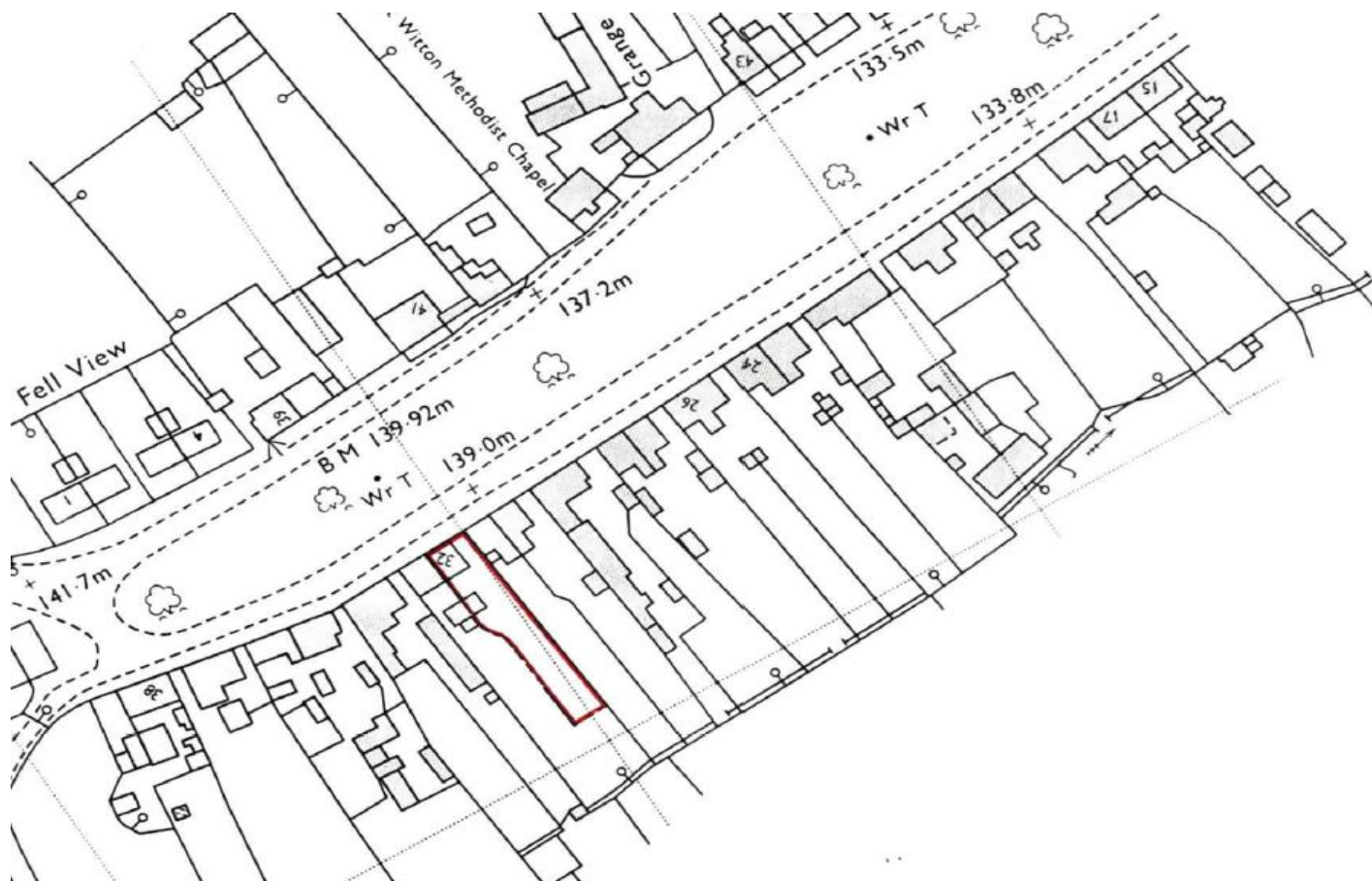
Mains electricity. Mains Water Supply. Mains drainage. Electric central heating.

BROADBAND

High speed broadband connections are available.

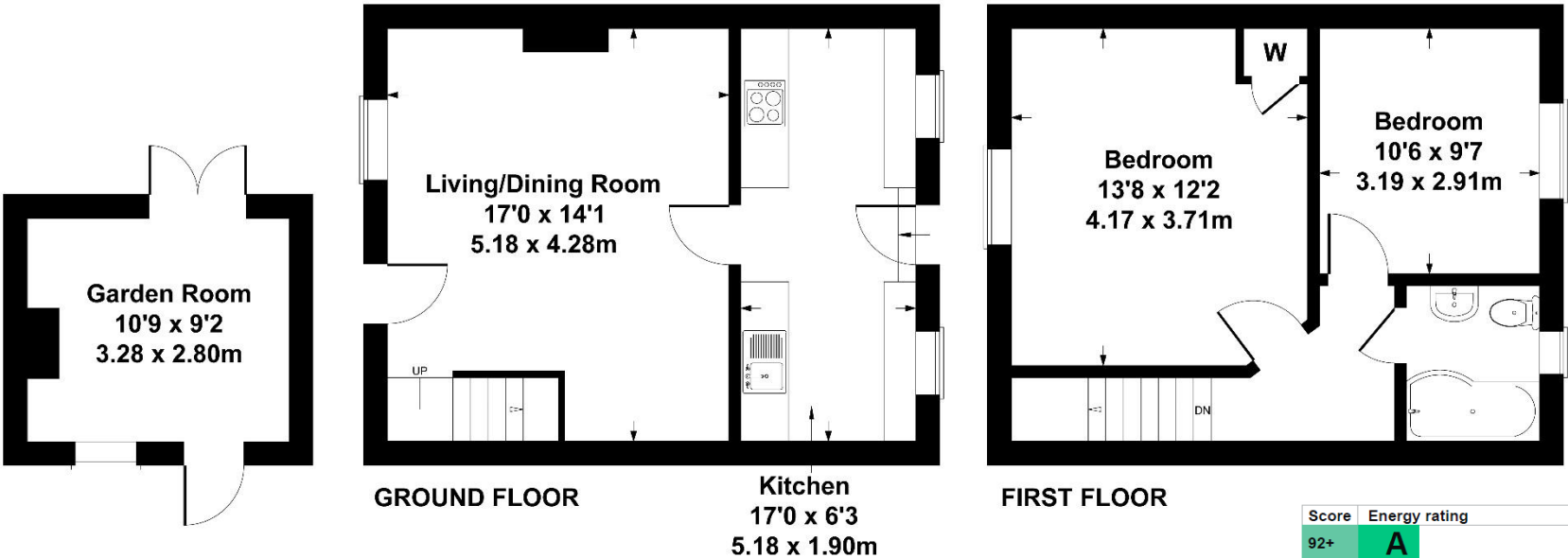
LOCAL AUTHORITY

North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD Tel: 01609 780780.



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Approximate gross internal area
 Total 78 sq m - 840 sq ft
 (Including Outbuilding)



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. 2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

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