J.R. HOPPER & Co. Est. 1886



WEST WITTON • DL8 4LR

Oak Tree House Farm

Guide Price £750,000 - £800,000 (House) | 6 | C

AT A GLANCE

- Fantastic, Detached Period Residence
- 3 Bedroom Mian House with Connecting Door
- Adjoining 2 Bed Barn Conversion & 1 Bed Annex
- Fabulous Location with Stunning Views
- Garage, Workshop & Utility Room
- Ample Private Parking to Front
- Generous Grounds with Lawn and Patio's
- Currently Holiday Let with Income
- Flexible Accommodation with Multiple Uses
- 0.9 Acres of Adjacent Land/Orchard – Available by Separate Negotiation

LEYBURN 01969 622936 | HAWES 01969 667744 | SETTLE 01729 825311 | KIRKBY STEPHEN 01768 258002

Central Chambers, Market Place, Leyburn, DL8 5BD · enquiries@jrhopper.com · www.jrhopper.com

THE PROPERTY

Fantastic, Detached Period Residence

Oak Tree House Farmhouse is a fantastic detached property with adjoining barn conversion and annex which are currently utilised as holiday accommodation located on the edge of the popular village of West Witton.

West Witton is only 4 miles from the bustling market town of Leyburn. It is most famous for the award-winning Wensleydale Heifer Restaurant and Hotel and is home to Penhill. It also has a thriving community with a number of activities in the village, these include a table tennis club, book club, scrabble club, ladies' handicraft and WI. There is also a village shop, mobile post office three times a week, church, public house which offers regular quiz's, darts teams and quoits. For families there is a large playing field with adventure playground.

Enjoying far-reaching views across open countryside and with idyllic walking routes right on the doorstep, Oak Tree House Farm is perfectly positioned just a short drive from the popular market town of Leyburn.

Originally constructed in 1812, this striking period property offers approximately 3,663 sq. ft. of immaculately presented living space, thoughtfully arranged over two floors. Painstakingly renovated in 2017, with further development of The Stables annexe completed in 2021, the main farmhouse and adjoining barn now blend timeless character with modern comforts. Charming original features such as casement windows, working shutters, high ceilings, exposed beams, and handcrafted joinery have been carefully preserved. Both the farmhouse and barn are currently run as successful holiday accommodation, each enjoying panoramic views from most rooms.

The ground floor centres around a welcoming reception hall and flows into an elegant sitting room and spacious dining room—each featuring timber floors, character fireplaces, and wood-burning stoves. The heart of the home is a generously proportioned kitchen, complete with underfloor heating, an original feature fireplace, bespoke cabinetry, a central island with seating, a double Belfast sink, and a separate fitted utility room boasting original stone shelving and a cloakroom. A large cellar provides additional storage or conversion potential.

Upstairs the principal bedroom offers Jack & Jill access to a stylish en-suite shower room, shared with the third double bedroom. The second dual aspect double bedroom enjoys plenty of natural light. A contemporary family bathroom completes the first-floor accommodation.

Adjoining the main farmhouse is a beautifully converted two-bedroom barn, offering stylish and contemporary living accommodation. The ground floor features an open-plan kitchen and sitting area, complete with a freestanding wood-burning stove and a light-filled conservatory, creating a perfect space for relaxing or entertaining. Upstairs, there are two generously sized double bedrooms, served by a modern en-suite bathroom and a separate shower room. Externally, there is a fully glazed and fitted utility room for added convenience.

There is also potential to reconfigure the layout by integrating the barn with the main farmhouse to create a single, larger residence (door currently blocked).

The self-contained converted stable comprises a sitting room with a freestanding woodburning stove, fitted kitchen, shower room and separate WC with underfloor heating. There is also a first floor mezzanine bedroom.

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Registered Office: Hall House, Woodhall, DL8 3LB. Directors: L.B. Carlisle, E.J. Carlisle.

GALLERY

Every room, inside and out

















Produced 24 October 2026. All information believed to be correct at the time. These particulars are intended as a guide only; their accuracy is not guaranteed and they do not form part of any offer or contract. Measurements are approximate. Prospective purchasers must satisfy themselves as to the accuracy of all information.

GALLERY
















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3 Bedroom Mian House with Connecting Door

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THE ACCOMMODATION

A room-by-room schedule

Set out floor by floor, as a plan would read it — from the entrance hall through to the gardens beyond.

OAK TREE FARMHOUSE

01 GROUND FLOOR

Entrance Hall

Tiled flooring. Radiator. Underflooring heating. Front door.

Sitting Room

Engineered wooden flooring. Ceiling beams. Radiator. AGA wood burner on stone hearth. Wooden mantle. Feature shelving. Double glass doors to rear. Window to front. There is also potential to reconfigure the layout by integrating the barn with the main farmhouse to create a single, larger residence (door currently blocked).

Kitchen

Well-appointed kitchen. Stone Flagged flooring. Ceiling beams. Bespoke wooden base units. Wooden work tops. Kitchen Island. Belling double electric oven. Belfast sink. Partially tiled walls. Integrated dishwasher. Traditional open fire with bread oven. Window to front with window seat. Window to rear. Door to cellar.

Dining Room

Engineered wooden flooring. Ceiling beams. Radiator. Log burner in feature stone surround. Window to side. Door to front garden.

Utility Room

Stone flagged flooring. Tiled splashback. Radiator. Bespoke wooden units wall and base units. Pantry stone shelves. Wooden work top. Belfast sink. Plumbing for washing machine. Stable door to rear.

Downstairs WC

Stone flagged flooring. Radiator. WC. Washbasin. Window to side.

Cellar

Additional storage or conversion potential.

02 FIRST FLOOR

Stairs & Landing From Dining Room

Fitted carpet.

Shower Room

Vinyl flooring. Ceiling beams. Victorian style radiator. Further radiator. Walk in shower. Washbasin in vanity unit. WC. Window to side.

Bedroom 3

Double bedroom. Fitted carpet. Radiator. Loft hatch. Window to side.

Bedroom 1

Large double bedroom. Fitted carpet. 2 Radiators. Windows to front and rear.

> *Adjoining 2 Bed Barn Conversion & 1 Bed Annex*

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THE ACCOMMODATION

02 FIRST FLOOR

Landing & Stairs

Landing and stairs from main entrance hall. Fitted carpet. Turned staircase. Loft access. Window to rear.

Bathroom

Tiled flooring. Partially panelled walls. Victorian style radiator and further radiator. Shower cubicle. WC. Washbasin in vanity unit. Free standing Victorian style bath, airing cupboard with hot water cylinder. Window to front.

Bedroom 2

Large double bedroom. Fitted carpet. 2 Radiators. Windows to front and rear.

03 OPEN PLAN KITCHEN & LIVING ROOM

Kitchen

Tiled flooring. Ceiling beam. Good range of bespoke wall and base units. Wooden worktops. Range style electric oven and hob. Belfast sink. Space for Fridge freezer. Front door. Window to rear.

Living Area

Laminate wood flooring. Ceiling beams. 2 Radiators. Multifuel stove on stone hearth. Feature stone shelving. Breakfast bar. Windows to front and side.

Conservatory

Laminate wood flooring. Radiator. Windows to 3 aspects. Double patio doors to rear.

04 FIRST FLOOR

Stairs/Landing

Fitted carpet. Window to side. Loft access.

Bedroom 2

Good double bedroom. Fitted carpet. Radiator. Windows to rear and side.

Bedroom 1

Good double bedroom. Fitted carpet. Radiator. Window to rear. En-suite: Wooden flooring. Partially tiled walls. WC. Washbasin in vanity unit. Bath with shower over. Window to front.

Shower Room

Laminate wood flooring. Partially tiled walls. Heated towel rail. WC. Washbasin. Shower cubicle. Window to front.

THE STABLES ANNEX

01 GROUND FLOOR

Open Plan Sitting Room & Kitchen

Beautiful sitting room with vaulted ceiling with oak beams. Stone flagged flooring with underfloor heating. Radiator. Feature wall niches. Freestanding woodburning stove. Windows on 2 aspects. Staircase to mezzanine. Stable door to rear outside area.

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Fabulous Location with Stunning Views

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THE ACCOMMODATION

01 GROUND FLOOR

Inner Hall

Stone flagged flooring with underfloor heating. Stable door to rear outside area.

Shower Room

Shower cubicle. WC. Washbasin.

First Floor

Mezzanine. Double bedroom. Feature beams. Velux windows.

Mezzanine

Double bedroom. Feature beams. Velux windows.

02 OUTSIDE

Grounds & Land

There is a lovely large garden mainly laid to lawn bordered by well established shrubs, plants and flowers, with various seating areas to sit out and enjoy the sunshine. There is also a pond and terraces to the front and rear of the property. AVAILABLE BY SEPARATE NEGOTIATION The property also benefits from 0.9 acre paddock with orchard, which is located just over the road from Oak Tree House Farm.

Garage & Workshop

Large garage which was originally cart sheds, with solar panels and a separate workshop.

Utility Room

Boiler. Plumbing. Windows and doors on two aspects.

Parking

Large gravelled driveway with an abundance of private parking.

AGENTS NOTES

Guide Price £825,000 House & Land. Guide Price £30,000 - £50,000 - Land.

Services

Mains electric and water. Solar Panels: Private drainage: A foul drainage report is available confirming the drainage is compliant with current regulations. Flood Risk: Noted as a very low, with no history of flooding. Broadband: Superfast: 36 Mbp. EPC - Main house - rating C, The Barn - rating C, The Stable - rating D

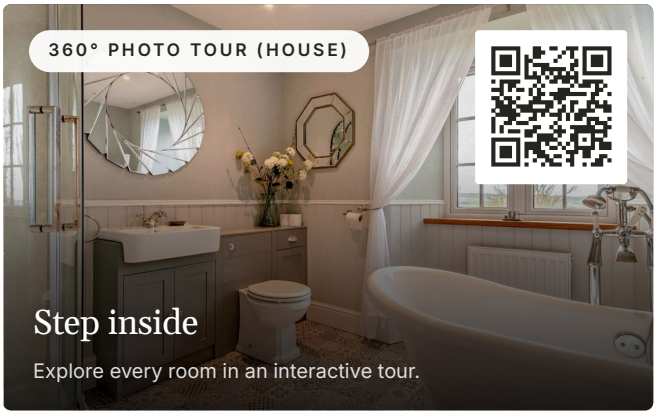
> *Garage, Workshop & Utility Room*

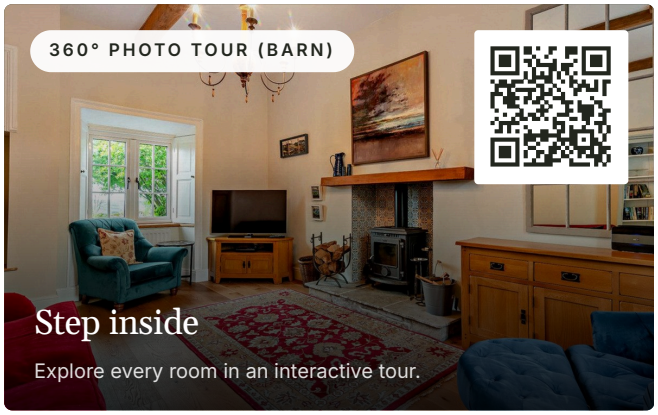
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ONLINE ONLY

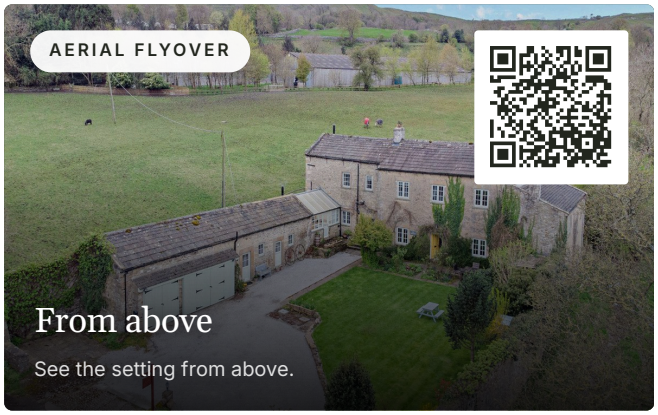
There's more on the website

Tours, video and paperwork don't fit on paper. Point your phone's camera at a code — or tap it, if you're reading this on a screen.









DOCUMENTS & LINKS

EPC - 21st March 2024 (The Barn)
PDF · 0.08 MB

EPC - 21st March 2024 (The Stable)
PDF · 0.09 MB

EPC - 21st March 2024 (The Farmhouse)
PDF · 0.08 MB

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Ample Private Parking to Front

REQUEST THE VIDEO VIEWING

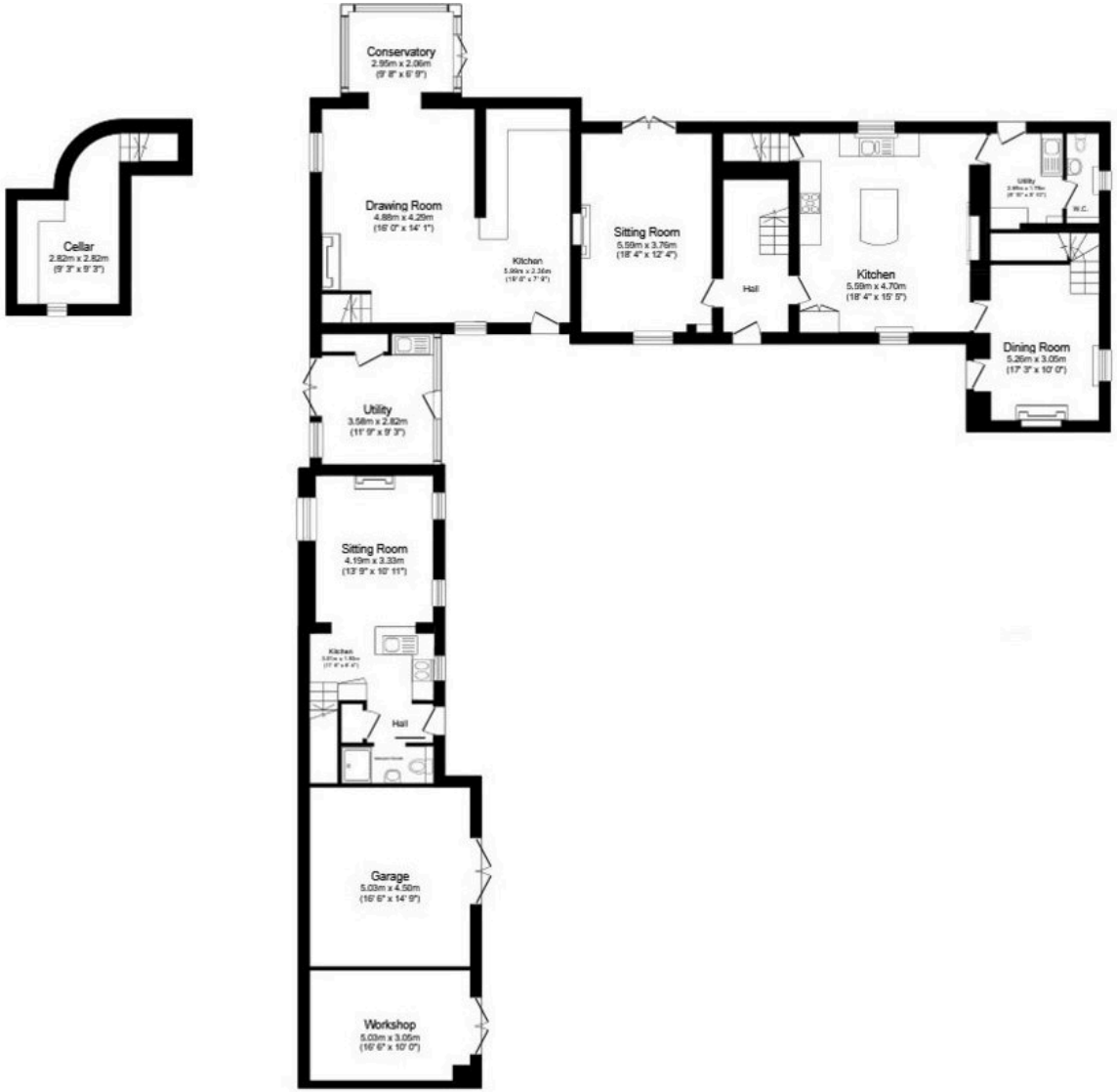
Interest piqued? Here's what's next.

Photographs got you this far — we picked them so they would. Our private video viewings take you further: one of our viewers will walk and talk you through Oak Tree House Farm properly, inside and out, room by room, pointing out every feature and every issue as they go.

Your time is precious (and so is your fuel), so whittle your shortlist down from the sofa. We'll get you through the door just as soon as we know how much you loved it from afar.

ASK FOR THE VIDEO VIEWING

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Cellar

Floor area 11.8 sq.m. (127 sq.ft.)

Ground Floor

Floor area 221.0 sq.m. (2,379 sq.ft.)

Total floor area: 372.8 sq.m. (4,013 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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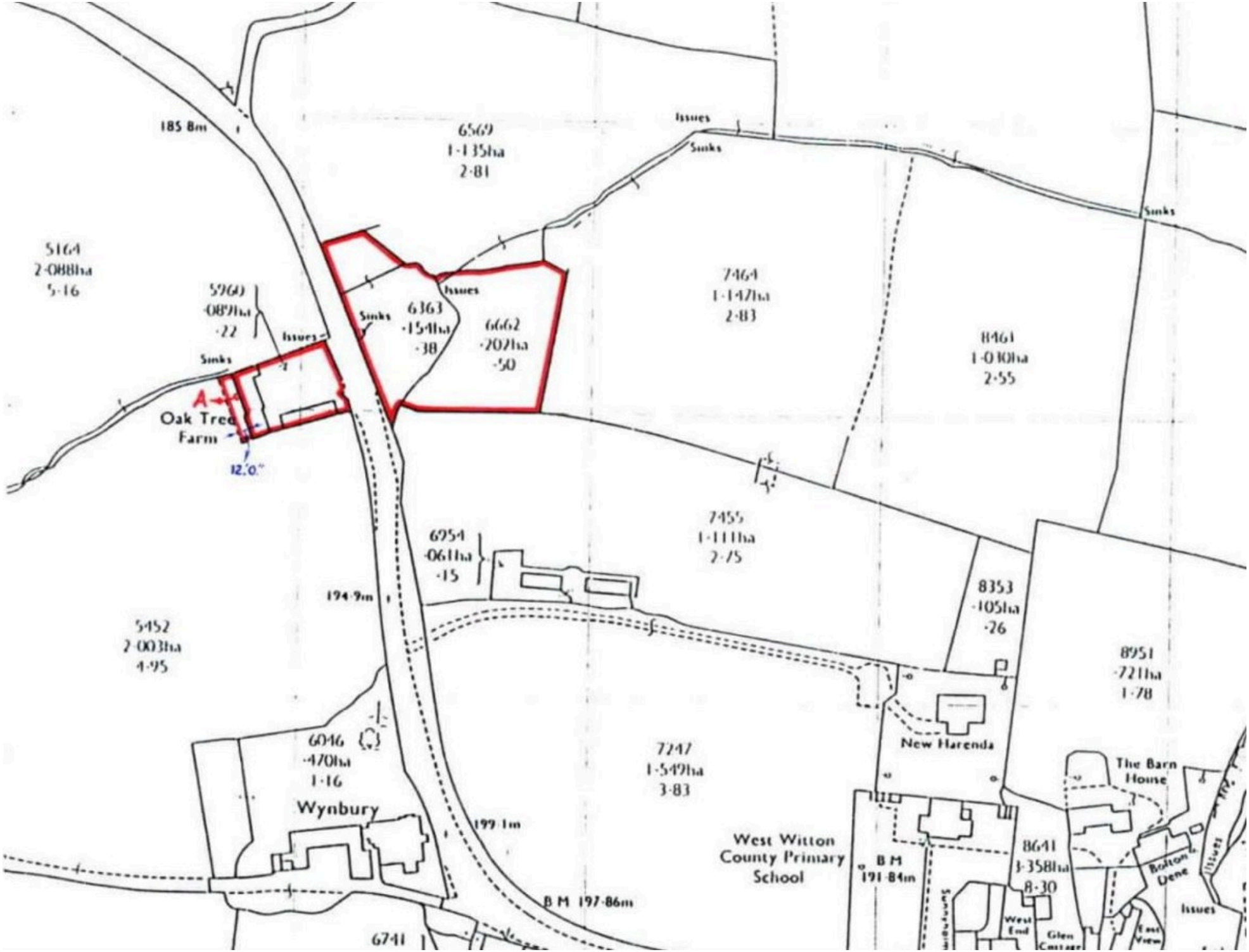




First Floor

Floor area 140.0 sq.m. (1,507 sq.ft.)

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