



BULLPEN COTTAGE  
Thornthwaite | Nr. Harrogate



## Bullpen Cottage

Thornthwaite, Nr. Harrogate, HG3 2QX

Recently converted, single-storey two/three bedroom barn conversion with outbuildings, attractive garden and land extending to approximately 1 acre (0.40ha). The cottage has superb panoramic open countryside views and is located within the picturesque Nidderdale National Landscape (Area of Outstanding Natural Beauty).

### GUIDE PRICE £450,000

#### SITUATION

Thornthwaite is a picturesque hamlet nestled on the eastern slopes of the beautiful Nidderdale valley, offering a tranquil and idyllic setting that captivates residents and visitors alike. Its location on the fringes of the Yorkshire Dales National Park further enhances its appeal, providing easy access to the park's extensive network of hiking trails, picturesque waterfalls, and stunning landscapes.

Thornthwaite is within easy reach of local village amenities which include village shops, public houses, parish churches and primary schools at Summerbridge, Dacre Braithwaite and Darley plus the attractive dales town of Pateley Bridge with more extensive amenities including shops, services and schooling for all ages along with leisure facilities. The hamlet benefits from its proximity to the thriving cosmopolitan town of Harrogate, which lies just a few miles away. This offers residents the convenience of





modern amenities, including an excellent range of retail opportunities, restaurants, cafés, cultural attractions and Harrogate train station with which provides access to the extensive mainline rail network.

For those who commute Thornthwaite benefits from its close proximity to major roads, providing convenient access to nearby towns and cities. Whether you're heading to Harrogate town centre, Leeds, or other destinations, the well-connected road network ensures efficient travel.

### DESCRIPTION

Bullpen Cottage is discreetly located within this attractive hamlet, affording much privacy and having superb panoramic countryside views,

Converted in 2022, this unique single storey, stone and boarded barn conversion has been well-designed and fitted with quality fixture & fittings with underfloor heating through out.

The well-appointed and modern cottage briefly comprises; entrance hall with handmade storage cupboards which continues into the versatile open plan kitchen, dining and living area.

The kitchen is fitted with handmade wall and base cupboards with granite worktops, integral appliances and 'Everhot' range cooker with induction and hot plate. From the living area there are French doors out to the garden. The utility room has further storage as well as plumbing and space for a washing machine, tumble dryer with an exterior door to the rear garden.

There are 2/3 bedrooms, the 2 double bedrooms both have ensuite shower rooms as well as patio doors to the garden. The current owner currently uses bedroom 2 as an additional sitting

room. The guest room could also alternatively be used as an office if desired.

### Outside

The property is approached via a gravel driveway which provides parking for 3 to 4 cars, as well having the convenience of an EV charging point.

The pretty cottage garden has lovely flowering beds, a wildflower garden, a spacious raised flag stone terrace with ample space for a table and chairs, ideal for al fresco dining and having open countryside views. The garden lies to 3 sides of the property and it





### ADDITIONAL INFORMATION

also includes a green house, garden shed and a further generous storage shed at the rear.

#### Land

The land extends to approximately 1 acre (0.40 ha) with two outbuildings, ideal for livestock.

#### Tenure

Freehold with vacant possession on completion.

#### Council Tax

North Yorkshire Council - Band D

#### Services

Mains water and electric, private drainage (sewage treatment plant), oil central heating. Superfast broadband.

#### Wayleaves, Easements and Rights of Way

The property is sold subject to all Rights of Way, public and private, which may affect the property.

#### Viewing

Strictly through the selling agents, Lister Haigh Knaresborough 01423 860322.

#### Directions

From the Wellington pub at Darley, proceed up the hill (south) on the B6451 for ¼ mile. Turn right onto Low Lane. Proceed along the lane for approximately 2 miles then turn right where signposted "St Saviours Church" (Dacre Pasture Lane).

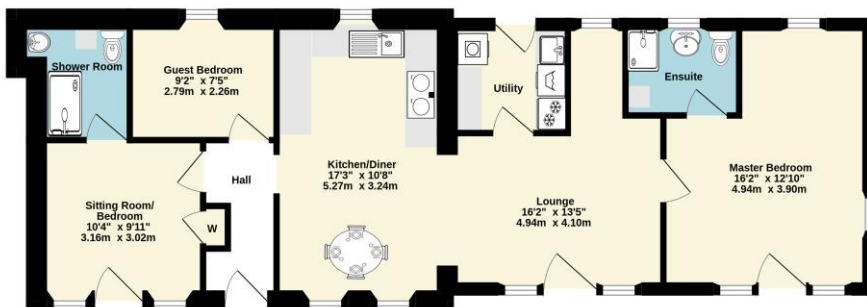
After 100 yards bear left onto a track and continue the short distance down the track bearing to the left and you will see Bullpen Cottage in front of you.







**Ground Floor**  
871 sq.ft. (81.0 sq.m.) approx.



Detached Bungalow

TOTAL FLOOR AREA : 871 sq.ft. (81.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropax 6/20/4.



Score	Energy rating	Current	Potential
92+	A		102 A
81-91	B		
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



Lister Haigh, 106 High Street, Knaresborough, North Yorkshire, HG5 0HN

01423 860322

E: sales@listerhaigh.co.uk

www.listerhaigh.co.uk

**Disclaimer:** Messrs Lister Haigh for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. The particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; 2. All description, dimensions, reference to condition and necessary permissions for use of occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to correctness of each of them; 3. No person in the employment of Messrs Lister Haigh has any authority to make or give representation or warranty whatever in relation to this property. Regulated by the RICS.

