



MANOR HOUSE FARM

Thornton Rust, Leyburn



GSC GRAYS

PROPERTY • ESTATES • LAND

MANOR HOUSE FARM

THORNTON RUST, LEYBURN, DL8 3AN

AN CHARACTER, STONE-BUILT, GRADE II LISTED PROPERTY
WHICH IS WELL PRESENTED THROUGHOUT

Accommodation

Entrance Hall • Dining Kitchen • Dining Room • Sitting Room • Utility / Study
Boot Room • Snug • Cellar • Four Double Bedrooms • Two Shower Rooms

Externally

Front & Rear Gardens • Patio Seating Areas • Stone Store



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Alnwick
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Tel: 01833 637000

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Boroughbridge
Tel: 01423 590500

Kirkby Lonsdale
Tel: 01524 880320



Situation and Amenities

Thornton Rust is a small village set in the heart of the Yorkshire Dales National Park, with an array of walks on the doorstep. Located between the villages of Bainbridge and Aysgarth, which both have traditional public houses/hotels and tea rooms. Aysgarth also benefits from a doctor's surgery, petrol station and local store, while Hawes and Leyburn are approximately 10 miles away, offering a full range of shops and services.

The nearest Primary school is Askrigg & Bainbridge Primary school about 3 miles further up the dale and Wensleydale School and Sixth Form College is in Leyburn (10 miles). Aysgarth Prep School is in Newton-le-Willows (16.5 miles).

The main attraction of the location is, however, the stunning scenery of the Yorkshire Dales National Park with its abundance of trails and waterfall walks suitable for all abilities, with pubs and cafés welcoming visitors from far and wide. Travel a little further afield to discover excellent restaurants, Bolton Castle, Richmond Castle, White Scar Caves, Hardraw Force, Wensleydale Creamery and the Black Sheep Brewery at Masham.

Thornton Rust is very accessible, being only 20 miles from the A1 at Catterick and about 28 miles from Northallerton train station on the main East Coast rail line with regular connections to London (around 2 hrs 20 mins), York (30 mins) and Newcastle (45 mins). The nearest international airport is Leeds/Bradford.

Manor House Farm

This attractive, Grade II Listed property has been beautifully maintained and offers substantial living accommodation, perfect for a family. The property throughout has many original and character features, including sliding sash windows, stone-flagged flooring, timber flooring, log burning stoves, stone windowsills, period style staircase, exposed stonework and beams, feature alcoves and period fitted cupboards to name a few.



Whilst characterful, the property has been sympathetically modernised with neutral décor and a newly fitted kitchen, complete with solid timber painted units. The property has a lovely flow with several reception rooms, which provide flexibility for a family, as well as the added benefit of four generous double bedrooms. The property has good sized gardens to the front and rear, with lawns, private parking and patio seating areas to enjoy the peaceful location.

Accommodation

The entrance porch leads into the entrance hall, with a staircase to the first-floor doors leading to the sitting room, dining room and cellar. The sitting room has a log burning stove, feature alcoves and period cupboard and the dining room benefits from a log burning stove and provides access to the dining kitchen and utility / study.

The dining kitchen has a quality fitted kitchen with space for free standing white goods, a fitted cooker, ceramic sink and an electric AGA (available by separate negotiation). There is also ample space for a dining table a walk-in pantry and character salt cupboard. The dining kitchen has an archway and steps down into a snug / potential playroom, with a door out to the rear garden.

There is a utility which has previously been used as a study and has a door leading out to the rear garden, as well as a door leading into the boot room, with fitted units and original stone pantry shelving, WC and sink.

To the first floor, the landing provides access to the four double bedrooms, house shower room, which has also been renovated with a large step-in shower, Burlington basin, WC and a hot water cupboard. There is a second shower room, with a corner shower, WC and basin.





Externally

The property is approached over the village green to wrought iron gates, with a parking space for a small vehicle and a pedestrian gate leading to a pathway to the front door. There are two lawns to the front garden, with well stocked flowerbeds and borders.

To the rear of the property, there is an enclosed private garden which has recently been landscaped and offers two substantial patio seating areas adjacent to the property and rear of the garden, as well as a lawned area, well-stocked flowerbeds and borders and a discreetly screened bin storage area.

There is also a stone store attached to the property and is accessed from the neighbour's garden.

Owner's Insight

Manor House Farm is a beautiful house that we have made a home. We love the quirky features that an old stone-built home provides – the little salt cellar in the kitchen, curved walls and has a lovely feel about it. The views here are

spectacular which add to the community aspect of a small village. We really do not want to leave for these reasons and so it has been a very difficult decision for us.

I have never lived anywhere with so much wildlife visiting the gardens!

Wayleaves, Easements & Rights of Way

Manor House Farm 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.

We understand that there is a right of access over the neighbour's garden for access to the external store and pedestrian access to the side.

Tenure

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

Viewings

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

Local Authority

North Yorkshire Council. The property comprises a Council Tax Band rating of E.

Services

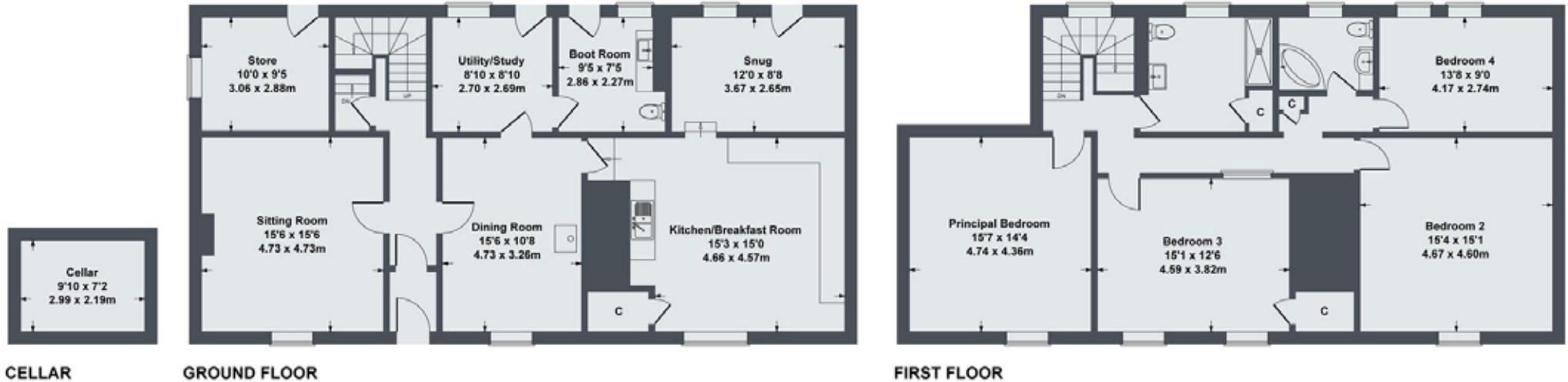
The property benefits from mains connections to electric, water and comprises a private water treatment plant.

what3words

///changes.lecturing.goose

Manor House Farm, Thornton Rust, DL8 3AN

Approximate Gross Internal Area
2486 sq ft - 231 sq m



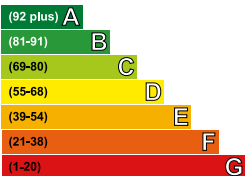
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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. 2025

Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
52	77

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Particulars written: April 2025

Photographs taken: XX XX