



West View Farm Thornton Rust, DL8 3AW
Offers over £350,000



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*** NEW PRICE *** 3-Bedroom DETACHED HOME (128sqm/1,378sqft) with separate converted 1-Bed APARTMENT (41.50sqm/447sqft) or HOLIDAY LET, BARN/WORKSHOP etc & GARDENS - VERY PRIVATE South-west Rear Garden with GREAT VIEWS. HOUSE: Kitchen/Breakfast Room, large Pantry, Dining Room, Sitting Room, 3 double Bedrooms & large Bathroom; APARTMENT: Large Hall, Sitting Room & Kitchen, double Bedroom & Shower Room...A 'PROJECT' with GREAT POTENTIAL. Thornton Rust is a tranquil village some 2 miles west of Aysgarth, 7 miles from Hawes & about 10 miles from Leyburn. The unspoilt surrounding countryside, hills & dales are fabulous.

HOUSE

HALL

Staircase to first floor.

SITTING ROOM 5.51m x (4.06m max) 3.17m min (18'0" x (13'3" max) 10'4" min)

Fireplace, beamed ceiling & double-glazed windows to front & side.

DINING ROOM 5.51m x 2.91m (18'0" x 9'6")

Multi-fuel stove (radiators & hot water), beamed ceiling, shelved nook & double-glazed window to front.

KITCHEN/BREAKFAST ROOM 4.82m max (3.80m min) x 3.30m (15'9" max (12'5" min) x 10'9")

Wall & floor units with sink & plumbing for washing machine. Electric cooker point & double-glazed windows to side & rear.....with the Pantry, POTENTIALLY 7.28m max (6.27m min) x 3.30m/23'10" max (20'6" min) x 10'9")

PANTRY 3.36m x 2.38m (11'0" x 7'9")

Stone-flagged floor, stone cheese shelves & double-glazed window to rear.

REAR PORCH

FIRST FLOOR LANDING

BEDROOM 1. 5.51m x (4.08m max) 3.17m (18'0" x (13'4" max) 10'4")

Double-glazed window to front.

BEDROOM 2. 5.46m x 3.13m (17'10" x 10'3")

Double-glazed window to front.

BEDROOM 3. 3.36m x 3.12m min (11'0" x 10'2" min)

Double-glazed windows to side & rear.

BATHROOM 3.35m x 3.24m (10'11" x 10'7")

Panelled bath, washbasin & WC. Built-in airing cupboard & double-glazed window to rear.

First-floor APARTMENT

Above the OUTBUILDINGS & accessed by stone steps.

HALL 2.10m x 2.05m (6'10" x 6'8")

Open to INNER HALL with double-glazed window to front.

SITTING ROOM & KITCHEN 4.53m x 3.95m (14'10" x 12'11")

Wall & floor units with worktops, inset sink & electric cooker point. Fireplace & double-glazed windows to front & rear.

BEDROOM (VIEWS) 2.95m x 2.95m (9'8" x 9'8")

Double-glazed window to rear.

SHOWER ROOM 2.37m x 2.08m (7'9" x 6'9")

Shower cubicle, washbasin & WC. Double-glazed window to rear.

OUTSIDE FRONT

Low stone boundary wall with railings. Cottage garden with gravelled side driveway to:

REAR COURTYARD

Gravelled parking area.

Adjoining OUTBUILDINGS

The adjoining buildings below the Apartment are: (1) 4.52m x 3.44m/14'9" x 11'3" (2) 4.69m x 2.15m/15'4" x 7'0" & (3) 4.64m x 3.12m/15'2" x 10'2" with light & power.

REAR GARDEN

A VERY PRIVATE South-west facing garden overlooking open fields.

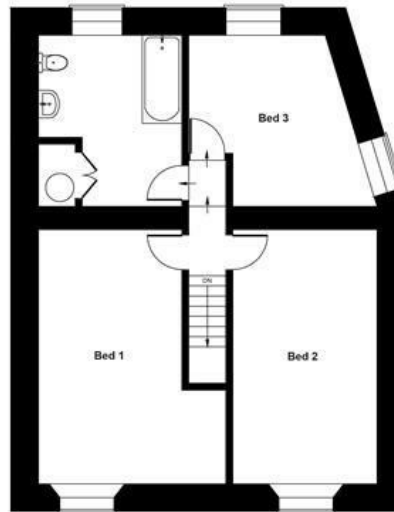
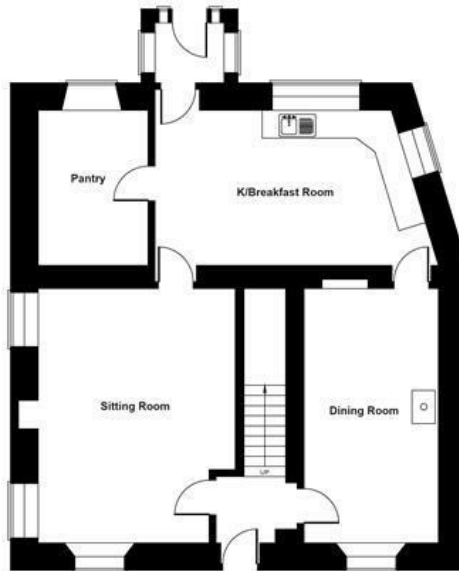
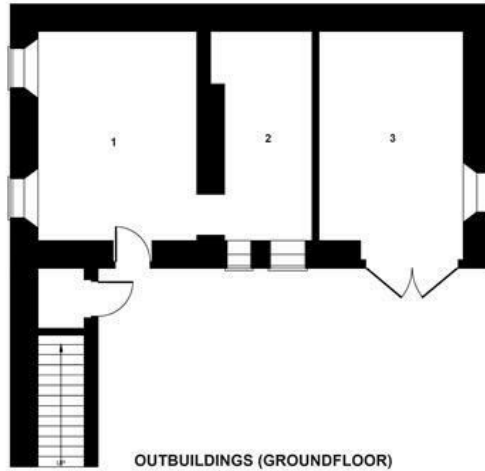
NOTES

- (1) Council Tax Band: E
- (2) EPC: TBC
- (3) Septic Tank Drainage (Shared with next door)
- (4) HEATING of HOUSE: Solid Fuel & Electric - APARTMENT: Oil Central Heating
- (5) UPVC Double Glazing



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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. 2023



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	28	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		

England & Wales

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