



Thornfield House Chapel Terrace, Hunton, Bedale, DL8 1PY
Offers over £400,000



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Thornfield House is a delightful stone-built Grade II listed property which has been extended several times over the years, with its earliest parts dating back to the early 1700's. This charming property abounds in character yet is light and spacious, featuring large sash windows that offer views of the chapel, allotments and village green to the front, with recently installed heritage casement windows overlooking the beautiful rear garden. Don't miss the chance to own a piece of history in this idyllic village location. Embrace the quintessential English countryside lifestyle with this charming cottage in Hunton, Bedale.

NB: Planning permission to create a 2nd RECEPTION ROOM/OFFICE etc - See floor plans: Listed Building Consent (22/00845/LBC).

Ground Floor Lobby

Enter through the period door into the lobby

Open Living Kitchen, Dining & Living Area

The flexible open plan kitchen, dining, and living area serves as the heart of the home, offering a versatile space whilst enjoying views to the front and rear of the property. The dining/living area features engineered oak flooring, exposed beams, and a former fireplace currently used as attractive storage. The kitchen boasts solid wood worktops, shaker-style cabinets, and exposed beams. It leads to a useful stone-flagged boot room/pantry with mullioned windows and a panelled door opening to the rear garden.

Lounge

Cozy and inviting, the lounge is accessed through double stained glass doors, offering flexibility to expand the living space or partition as a separate retreat. The recently installed Charnwood wood-burning stove, nestled in a sandstone-surround fireplace, serves as the room's focal point while providing ample heating for the downstairs open plan area. Enhanced by a newly insulated floor and wool carpet, the lounge exudes a warm and inviting ambience.

Snug and Utility Room

A latch door from the living/dining area leads up a step leads through to the stone staircase, snug and leads to a downstairs loo and a large utility room that enjoys garden views and access. The current owners have obtained listed building consent with architect-drawn plans to open up downstairs WC and utility room into a larger living space or bedroom, and convert the snug into a combined utility/WC. Planning permission to create a 2nd RECEPTION ROOM/OFFICE etc - See floor plans.

Bedrooms

Bedrooms: The well-proportioned bedrooms offer a peaceful retreat, with plenty of natural light and beautiful views of the surrounding area and gardens

Bedroom 1

This generously sized room features sash windows, a high ceiling adorned with characterful beams, stripped floorboards, and large built in wardrobes to two alcoves offering ample storage space

Bedroom 2

Another notably spacious room featuring attractive beams and lovely views to the village beyond. A hatch with a timber folding loft ladder provides access to the large, fully boarded attic space, with vaulted and beamed ceiling and lighting; offering plentiful and easily accessible storage.

Study/Bedroom 4

Currently used as a single bedroom, it includes a Velux roof light.

House Bathroom

Substantial, with a separate shower cubicle with rain shower head, enamelled bath, enjoying views of the back garden. An airing cupboard contains the Worcester Bosch combi boiler.

Bedroom 3

Bedroom 3

This double bedroom enjoys a peaceful dual aspect at the rear the property with views of the garden and fields in the distance. It features a bespoke bookcase along one wall, enhancing its functionality as a home library.

Exterior

Externally, Thornfield House enjoys fantastic gardens that enhance its charm and appeal

Front Garden

Enclosed by lovely wrought-iron railings, this south-facing gravel garden flanks the flagstone pathway leading to the front door. It features two inviting seating areas, ideal for enjoying the sunny aspect. The walls are adorned with scented roses, honeysuckle, and jasmine, while shrubs and small trees provide year-round interest and enhance the garden's privacy.

Rear Garden

The beautifully presented mature walled garden is adorned with a variety of fruit and flowering trees, well-stocked flower beds, and borders teeming with herbaceous plants, climbing roses, wisteria, and honeysuckle. It features several distinct garden areas for play, relaxation, and dining, anchored by a bountiful old apple tree and a quaint potting shed. Strategically positioned trees, shrubs, and climbing roses enhance the garden's privacy and seclusion. Multiple seating areas throughout the garden offer tranquil spots to appreciate the serene surroundings. An archway leads to a screened vegetable patch with raised beds, abundant soft fruit varieties including blackberries, loganberries, currants and raspberries, alongside a Victoria plum and pear tree and timber-framed greenhouse. Additionally, the garden boasts a summer house, a wildlife pond and a charming wildflower meadow. A gate provides access from the western end of the garden to the shared lane.

Garage

The stone-built garage, accessed by the shared lane leading from the front of the property, has insulated walls, power, lighting, and a mezzanine level for additional storage. It is currently used as a workshop. Following the lane round from the garage leads to the gate access to the back garden and rear of the property

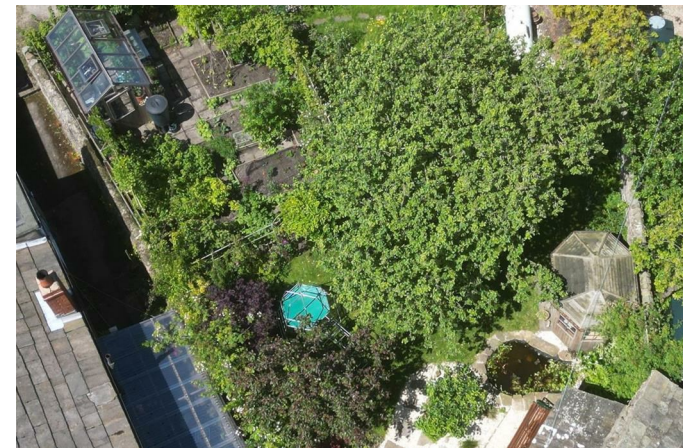
General:

Since the last EPC certificate, several improvements have been made, including the addition of discreet removable secondary glazing at the front and an insulated floor in the sitting room and new period style windows to the rear.

The property benefits from LPG Central Heating.

Location:

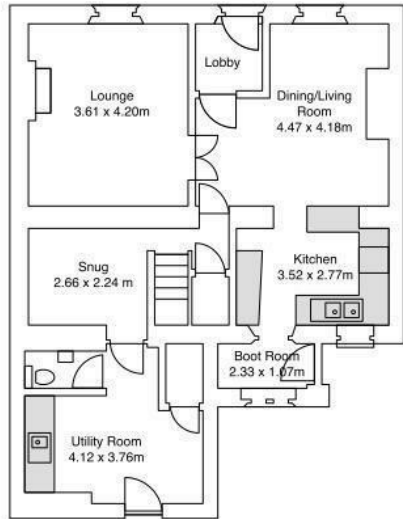
Thornfield House enjoys a peaceful location on a quiet lane off the main road nestled in the highly regarded village of Hunton in Lower Wensleydale. This sought-after village offers the perfect blend of rural tranquility and convenient access to local amenities and transport links. Hunton is a picturesque village with primary school, community-owned pub, attractive village green with extensive play areas, and a village hall that host various community clubs and events. Ideally located between the market towns of Bedale (6.5 miles), Leyburn (5 miles), and Richmond (6.5 miles), and just 3.6 miles from Catterick Garrison, it also benefits from excellent transport connections, with the A1(M) reachable within 15 minutes (junctions 50 and 51) and Northallerton train station just a 25 minute drive away.



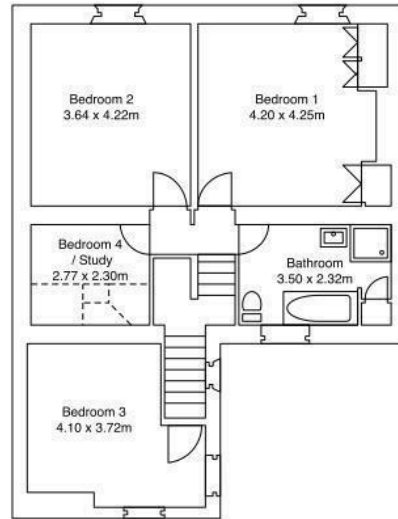
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Thornfield House,
Hunton

Ground Floor



First Floor



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY All measurements, wall, 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.

PLANNING PERMISSION



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) 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		
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<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales		EU Directive 2002/91/EC

