



Yoredale Cottage

Thornton Rust, Leyburn, North Yorkshire, DL8 3AN



Robin Jessop

AN ATTRACTIVE GRADE II LISTED CHARACTER PROPERTY IN A QUIET YORKSHIRE DALES VILLAGE

- Attractive Grade II Listed Cottage
- Two Reception Rooms
- Three Double Bedrooms
- Office/Bedroom Four with External Stone Staircase
- Beautifully Appointed
- Cottage Style Gardens to Front & Rear and Wild Garden
- Idyllic Location on the Village Green
- Fishing Rights on The River Ure
- Guide Price Range: £475,000 - £500,000

SITUATION

Aysgarth 2 miles. Hawes 7 miles. Leyburn 10 miles. Bedale 20 miles. Northallerton 28 miles. Leeds Bradford and Newcastle Airports are both approximately a 90-minute drive.

Thornton Rust is a quiet Dales village situated just a short drive from the well-known village of Aysgarth which has a good range of facilities including garage with convenience store, 2 public houses, tearooms and a doctor's surgery. Aysgarth is also famous for Aysgarth Falls.

The property is therefore ideally placed close to local amenities and within reasonable commuting distance to the larger market towns. It is also well positioned for outdoor pursuits including walking, cycling and horse riding along country lanes and bridleways.

DESCRIPTION

Yoredale Cottage is a most attractive Grade II Listed character property, which is delightfully situated on the village green in the popular rural village of Thornton Rust. The property is in excellent order having undergone an extensive yet sympathetic programme of updating and refurbishment throughout the vendors' ownership.



The house is entered via a front door in the garden, or more usually via a traditional inner hall which is flagged and has exposed stone walls providing access into the kitchen, sitting room and beyond to a door leading out to the garden at the rear. The kitchen is well equipped and features a good range of wall and base units, complemented by appliances including a double electric oven with grill and microwave, inductions hob, undercounter fridge freezer, dishwasher and a larder cupboard. The vendors use the ample space and full-length view onto the green as a dining area. The floor is tiled in Jura Limestone and underfloor heated throughout.

Across the hall is a living room which also features under floor heating with original stone flagged floor. There is an impressive inglenook fireplace with multi-fuel stove and intramural cupboards. There is a window to the front with a traditional seat and a door leading out to the enclosed front garden.

Through is a second sitting room or parlour, with a cast iron fireplace and open fire, again with traditional window seat and cast iron radiator. A utility room has fitted units, a sink with drainer and plumbing for a washing machine and features exposed beams. There is also a ground floor wet room with a WC, basin and walk in shower. This is fully tiled and also has a heated towel rail.

A traditional stone staircase leads to the first floor where there are three double bedrooms, each enjoying lovely views of the village and surrounding countryside. There is a part-tiled house bathroom with WC, basin, freestanding bath and original boarded floor. Usefully, there is an office/ fourth bedroom of good proportions, with fitted units. This has many potential uses including an art studio, home office, nursery or playroom and has external stone steps leading out of this room to the front of the property.

Externally the property is complemented by a pretty cottage style garden to the front with a further garden to the rear featuring a mix of flower beds, borders, and a raised decked area with ample space for seating to enjoy the view across Wensleydale. Just beyond the garden is a lower area or garth which leads down the bank with trees, flowers and shrubs.

GENERAL REMARKS & STIPULATIONS

VIEWING

Strictly by Appointment with Robin Jessop Ltd – telephone 01969 622800 or 01677 425950

OFFERS

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.



MONEY LAUNDERING REGULATIONS

Please note that if you are the successful purchaser it is now a legal requirement for you to provide 2 forms of ID. This will need to be provided personally in our office where we can take copies of both this and proof of funds, which we also require to comply with Money Laundering Regulations.

METHOD OF SALE

The property is initially being offered for sale by Private Treaty. However, we reserve the right to conclude the sale by any other means at our discretion.

BOUNDARIES

The boundaries of the property are shown edged red on the plan within this brochure.

WHAT3WORDS

Every three metre square of the world has been given a unique combination of three words. A free App is available for iOS and Android smartphones and using the unique sequence of words below you will be able to pinpoint this property.

///joined.acoustics.lasts

FIXTURES & FITTINGS

Only those fixtures and fittings described within this brochure are included in the sale.

TENURE

Freehold with vacant possession.

COUNCIL TAX

Band D.

ENERGY PERFORMANCE CERTIFICATE

Energy Rating D/62

SERVICES

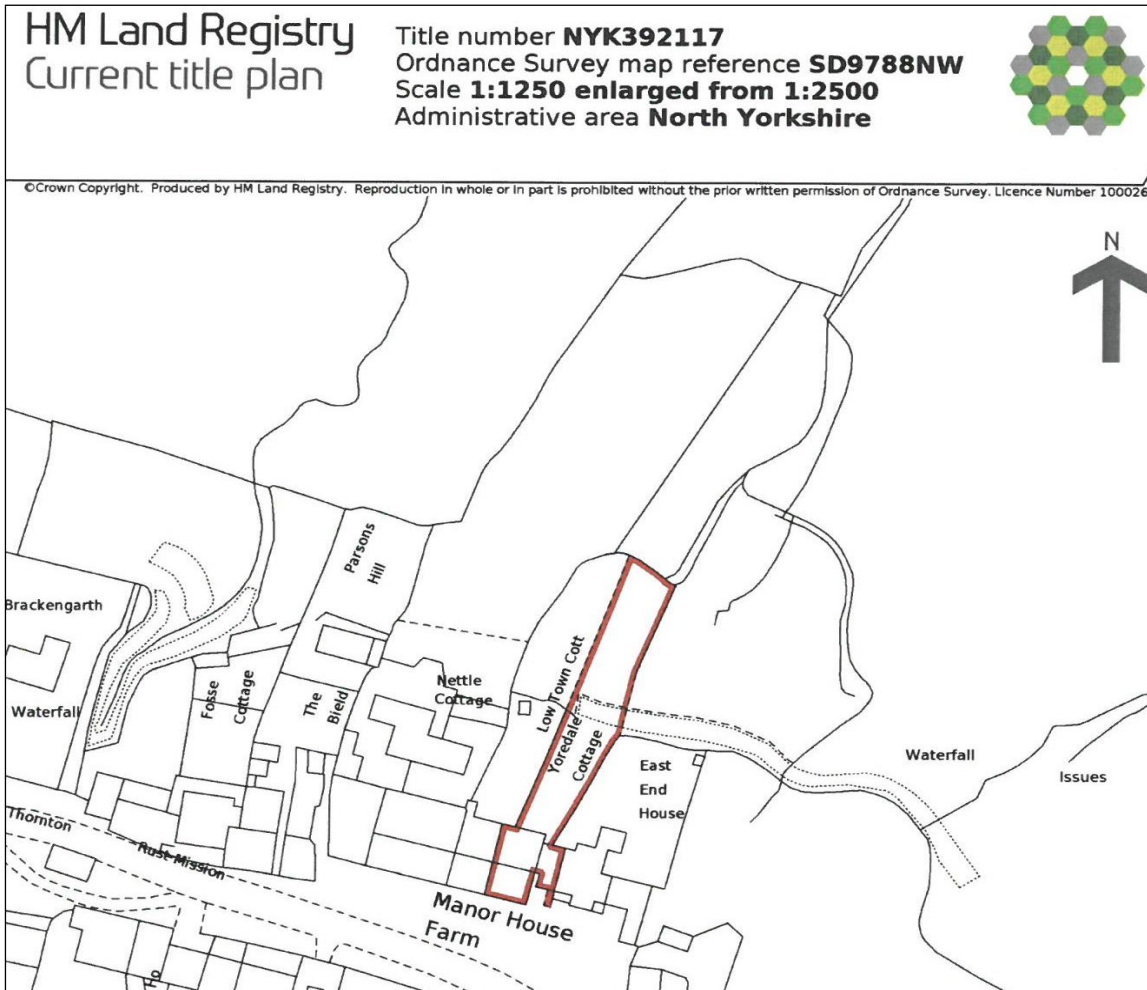
Mains electricity. Mains Water. Oil fired central heating. Drainage to a septic tank. Broadband connection available.

LOCAL AUTHORITY

North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD Tel: 01609 780780

LOCAL PLANNING AUTHORITY

Yorkshire Dales National Park Authority, Yoredale, Bainbridge, Leyburn, North Yorkshire, DL8 3EL. Tel: 01969 652300



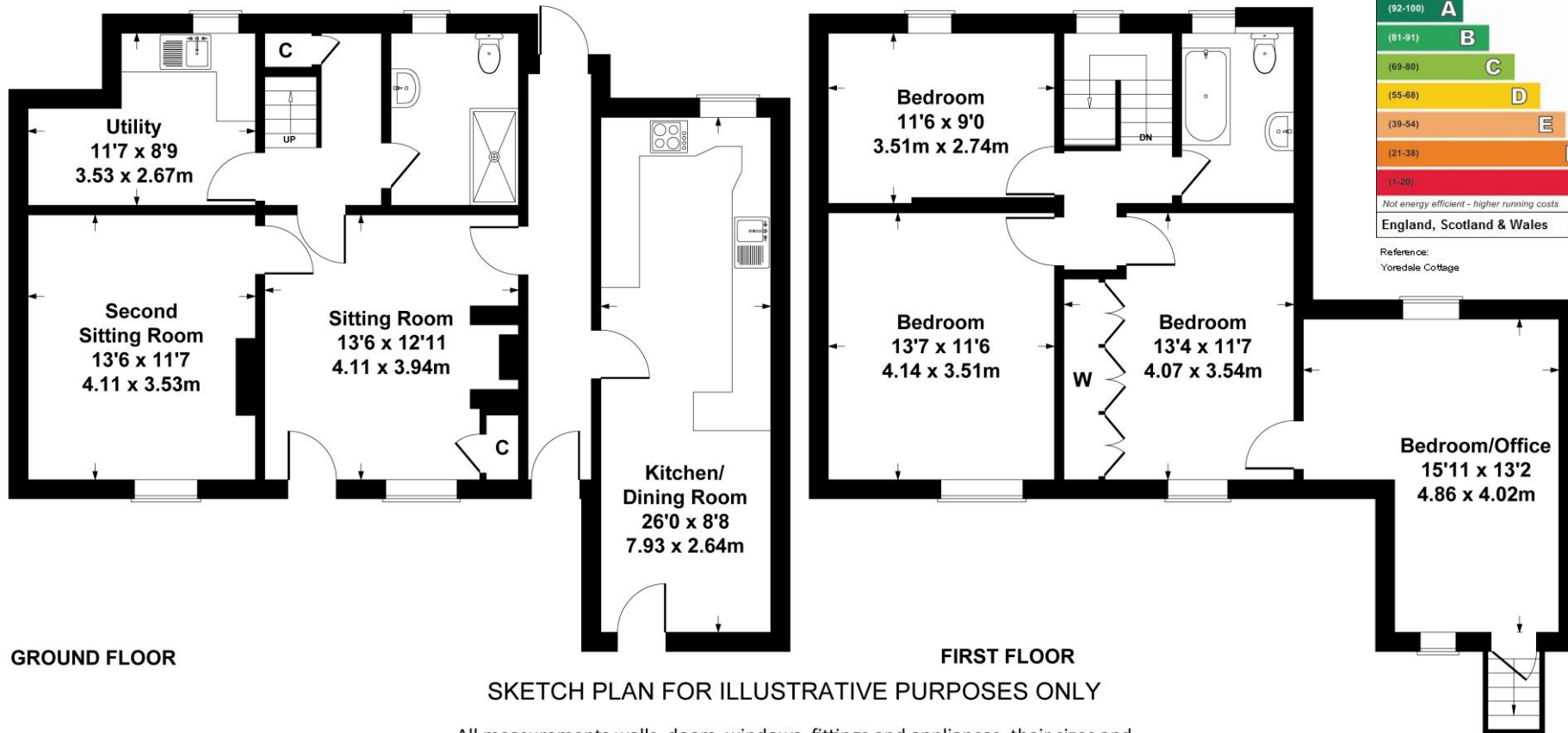
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Approximate gross internal area
147 sq m - 1582 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

Reference:
Yoredale Cottage



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. 2024

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