



The Old Barn

Thoraby, Leyburn, North Yorkshire, DL8 3SZ



Robin Jessop

A CHARACTERFUL DETACHED BARN CONVERSION IN AN EDGE OF VILLAGE POSITION WITH GARDEN & PARKING

- Attractive Detached Barn Conversion
- Well Presented Two Bedroom Accommodation
- Potential for Extension (Subject to PP)
- Character Features Throughout
- Good-Sized Gardens & Grounds
- Excellent Off Street Parking
- Popular Village Location
- Guide Price: Offers in Excess of £350,000

SITUATION

Leyburn 9 miles. Hawes 10 miles. Bedale 19 miles. A1(M) Interchange at Leeming 21 miles. Skipton 26 miles. Harrogate 40 miles. Teesside 48 miles. Both Leeds Bradford & Newcastle Airports are a one-hour's drive.

The property stands well on the fringe of Thoraby which is a traditional dales village with a public house and village hall. The village is a short drive from the popular market towns of Leyburn and Hawes where there are a large range of amenities including shops, cafes and both primary and secondary schools. The village is serviced by the local Little White Bus service.

The location also makes the larger centres of Teesside, Harrogate and Skipton reasonable commuting distance.

DESCRIPTION

The Old Barn is an attractive, detached barn conversion that is immaculately presented and fully double glazed. It offers spacious and light two bedroom accommodation which retains many character features throughout.

The property is entered into via a welcoming entrance hall with stairs leading up to the first floor. A feature stone arch leads into the living room which is open to the kitchen and has a multi fuel stove set within a stone surround and French doors leading out to



the garden. There is also ample space for a dining table.

The kitchen features a good range of fitted wall and base units with integrated cooker, hob, fridge, freezer and a washing machine.

To the first floor is a galleried landing with bespoke book shelving and cupboards. There are two good sized double bedrooms which both enjoy a stunning view and each with fitted wardrobes. One bedroom has the benefit of an ensuite bathroom with WC and shower cubicle, with a separate basin. The modern house bathroom features a WC, basin, and a shower over the bath and usefully has a door leading to the second bedroom.

Externally the property is complemented by delightful gardens and grounds with a good-sized gravelled area to the rear from where the surroundings can be enjoyed. There is a useful covered area which provides access to the property and could be extended into if required. There is also a timber workshop and ample off road parking.

Overall, The Old Barn would make an excellent full time or second home in the Yorkshire Dales.

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.

///burden.project.notifying

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.

SERVICES

Mains electricity. Mains water. Septic tank drainage. Electric heating. Broadband connection available.

LOCAL AUTHORITY

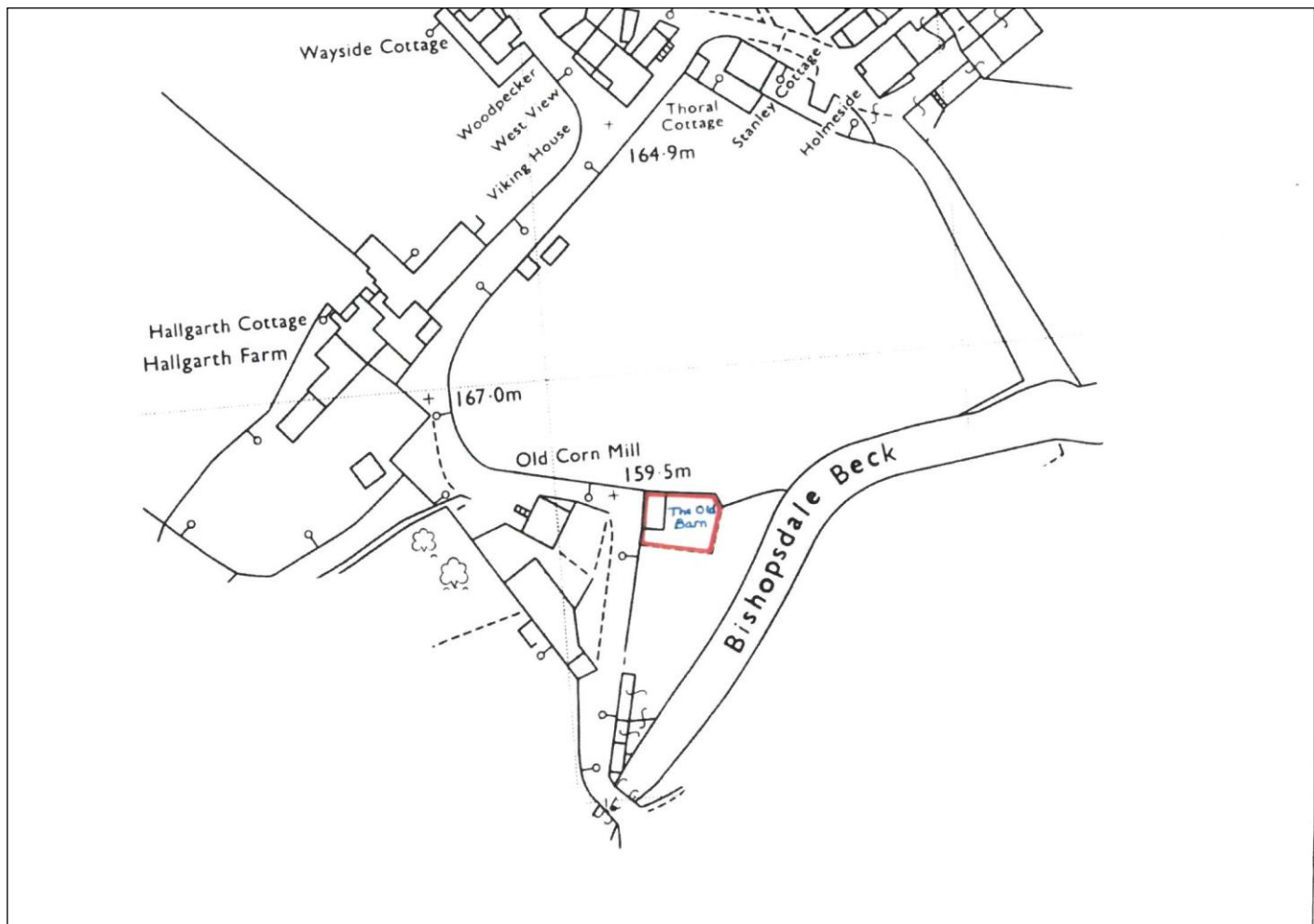
North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD Tel: 01609 780780

LOCAL PLANNING AUTHORITY

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

AGENTS NOTE

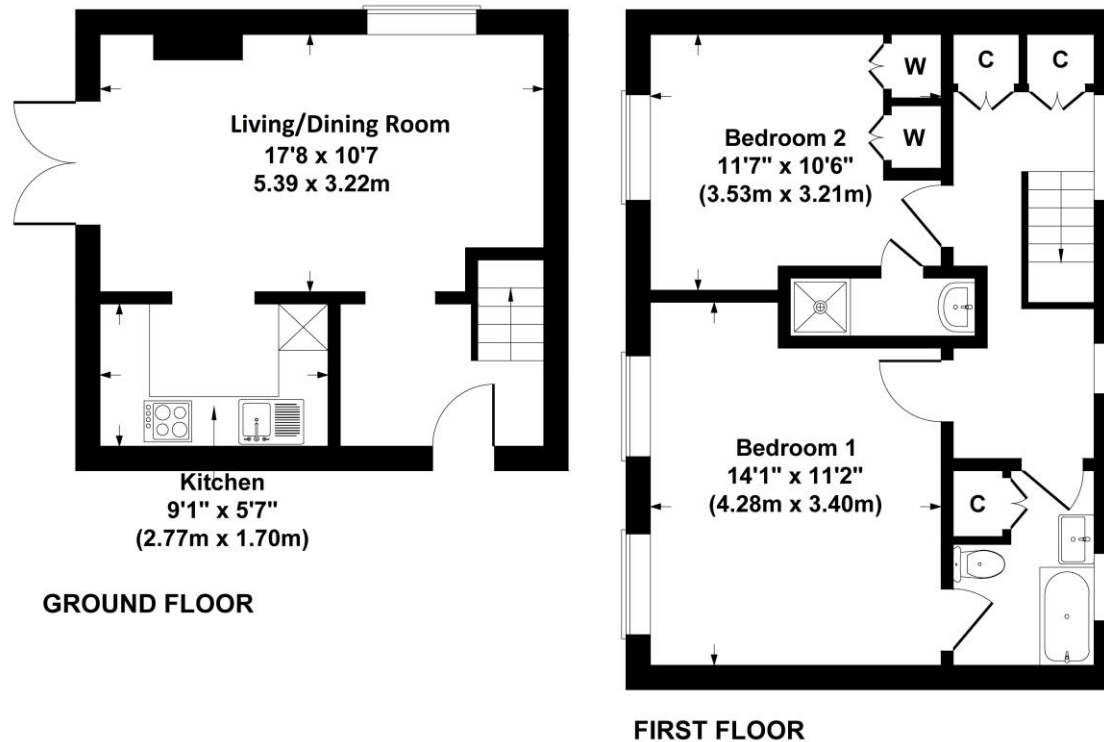
There is spray foam in the loft space which may need removal. A quotation has been arranged and will be made available upon receipt.



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Approximate gross internal area

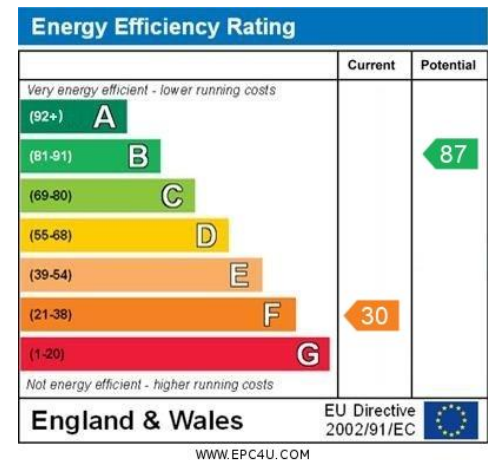
Total 68 sq m - 734 sq ft



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



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