



The Old School Bunkhouse

Thoralby, Leyburn, North Yorkshire, DL8 3TB



Robin Jessop

A WELL POSITIONED DETACHED FORMER SCHOOL & BUNKHOUSE WITH FULL PLANNING PERMISSION GRANTED FOR CONVERSION INTO A DWELLING

- Former School & Bunkhouse
- Spacious Accommodation
- Full Planning Permission for Change of Use to a Single Residential Dwelling
- Subject to a Local Occupancy Restriction
- Off Road Parking & Private Yard/Garden
- Stunning Views towards Wensleydale
- Accessible Position
- Guide Price Range: £225,000 – £250,000

SITUATION

Thoralby ½ mile. Aysgarth 2 miles. West Burton 2 miles. Leyburn 9 miles. Grassington 18 miles. Bedale 20 miles. Skipton 25 miles (all distances are approximate).

The Old School Bunkhouse is well situated in an edge of village position adjacent the B6160. The property is well situated for the nearby villages of Thoralby, West Burton and Aysgarth with the popular market towns of Leyburn and Hawes also a short drive away where there is a wide range of facilities and amenities. The property is also a short walk from the Street Head Inn, a renowned public house which serves meals.

DESCRIPTION

The Old School Bunkhouse comprises an attractive traditional, stone built former school which has been used as residential bunk house accommodation for a number of years. The property stands well and enjoys stunning views to the rear. The property has oil fired central heating and benefits from full planning permission for conversion and



extension into a single residential dwelling, subject to local occupancy condition (Section 106 agreement).

The property currently offers spacious accommodation on one level comprising, a large dual aspect living room with vaulted ceiling, a kitchen with utility area, bathroom facilities and four bedrooms. There is also an attached external store.

The proposed plans are to create a three bedroom family home. The plans include the extension to the west of the property to create a first floor bedroom. The proposed plans are detailed within this brochure.

Externally the property is complemented by ample parking to the front and a walled area to the rear. This is currently a concrete courtyard but would make an excellent garden with stunning views down Wensleydale across open fields.

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.

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.

[///butterfly.sharp.tall](http://butterfly.sharp.tall)

FIXTURES & FITTINGS

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

BOUNDARIES

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

TENURE

Freehold with vacant possession.

COUNCIL TAX

Band TBC.

SERVICES

Mains electricity. Mains water. Septic tank drainage. Oil fired central heating.

LOCAL AUTHORITY

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

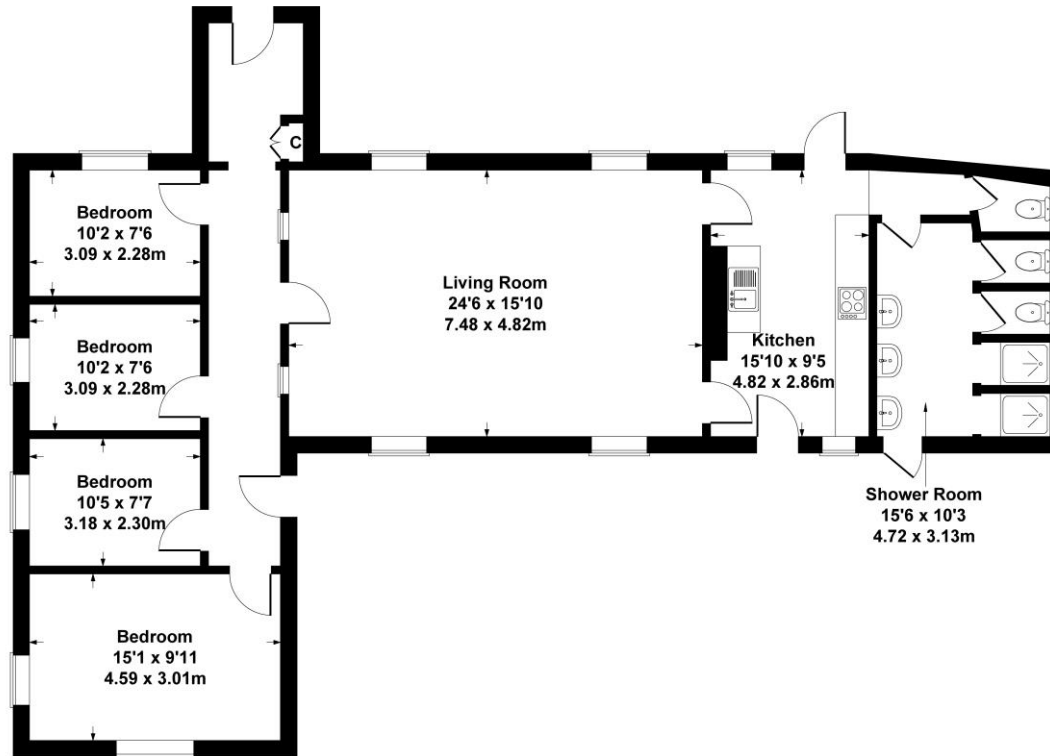
PLANNING AUTHORITY

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



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Approximate gross internal area
Total 118 sq m - 1270 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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