



# Penny Acre

Thornton Rust, Leyburn, North Yorkshire, DL8 3AN



Robin Jessop



# A SUBSTANTIAL DETACHED HOUSE IN A QUIET VILLAGE LOCATION ENJOYING EXCELLENT VIEWS

- Attractive Detached Family House
- Three Reception Rooms
- Four Double Ensuite Bedrooms
- Substantial Plot with Small Garth
- Excellent Views
- Double Garage with Workshop Above & Ample Parking
- Quiet Village Location
- Offers In Region of £595,000

## SITUATION

Aysgarth 3 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 the 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

Penny Acre is a spacious, detached family house set within a large plot in the centre of Thornton Rust, a popular Dales village. The property is in good order having been well maintained yet would benefit from some general updating throughout. However, it offers immediate scope as a large





family home. The position allows for excellent views across the village and of Wensleydale.

The property is entered into via a welcoming reception hall from where the rooms lead off. The ground floor accommodation comprises a snug with multi fuel stove, a formal sitting room with an open fire set within a marble and wooden surround, a dining room with a dual aspect looking across the gardens and a family kitchen diner. The kitchen features a good range of wall and base units together with an Electric Aga, integrated dishwasher and a ceramic sink and drainer. Usefully, there is also a large walk in pantry with space for a fridge freezer.

Also, on the ground floor is a useful cloak cupboard and a utility room with a separate WC.

To the first floor there are four double bedrooms, each with ensuite bathrooms. They each enjoy a lovely outlook across the village and open countryside beyond.

Externally the property is complemented by gardens which wrap around the property comprising a large lawn, patio areas, sunken pond, a mix of established trees and flower beds. There is a useful garage with workshop above which would make an excellent home office and two further garden stores. Usefully, there is also a further garth which is sloped and could be used as an area for chickens, additional garden or could be planted with trees. There is ample parking on the private gated driveway. A viewing is advised.

#### **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.

///surcharge.status.fades

#### FIXTURES & FITTINGS

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

#### TENURE

Freehold with vacant possession.

#### COUNCIL TAX

Band F

#### SERVICES

Mains electricity and mains water. Oil fired central heating. Drainage is to a septic tank. Broadband connection available.

#### LOCAL AUTHORITY

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

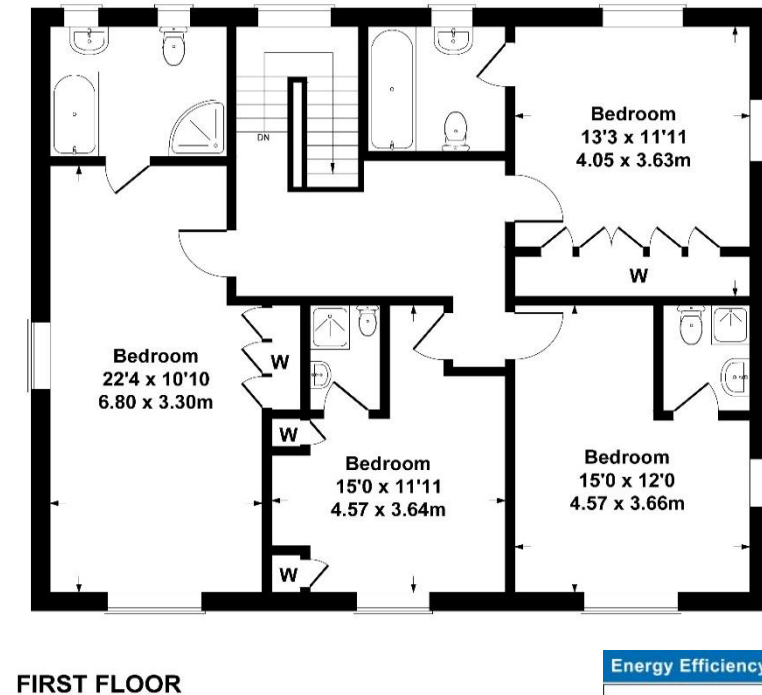
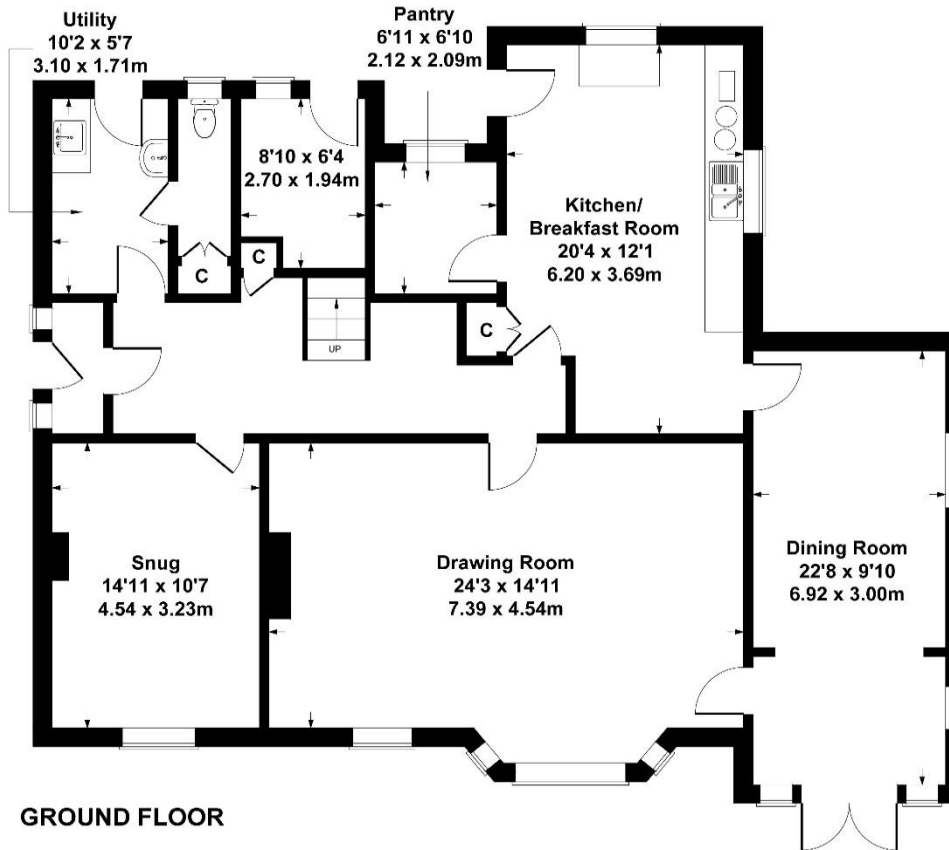
#### LOCAL PLANNING AUTHORITY

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



# Penny Acre, Thornton Rust, Leyburn, DL8 3AN

Approximate gross internal area  
230 sq m - 2476 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. 2022

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

Reference:  
Penny Acre

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