



BUS STOP COTTAGE

THORNTON RUST, WENSLEYDALE, DL8 3AW

£395,000
FREEHOLD

An Immaculately Presented Charming Detached Stone Cottage of Character within this desirable Wensleydale village. The property has been sympathetically improved with quality additions and decorated throughout with Farrow and Ball and Little Greene colour schemes. The living space comprises of Kitchen/Breakfast Diner, Lounge, Garden Room/Diner, 2 Double Bedrooms each with En-Suite. Detached 3rd Bedroom with En-Suite Shower Room/WC. Detached utility and boiler room. Front and rear gardens. Private driveway for 2 cars. Oil Fired Central Heating. Double Glazing. EER E49. Council Tax Band E. NO ONWARD CHAIN.

NORMAN F. BROWN

Est. 1967

BUS STOP COTTAGE

- Immaculately Presented Charming Detached Stone Cottage of Character
- Sympathetically improved
- 3 En-suite Bedrooms
- Private Garden
- Off Street Parking for 2 Cars
- Oil central heating
- Double glazing



DESCRIPTION

An Immaculately Presented Charming Detached Stone Cottage of Character within this desirable Wensleydale village. The property has been sympathetically improved with quality additions and decorated throughout with Farrow and Ball and Little Greene colour schemes. The living space comprises of Kitchen/Breakfast Diner, Lounge, Garden Room/Diner, 2 Double Bedrooms each with En-Suite. Detached 3rd Bedroom with En-Suite Shower Room/WC. Detached utility and boiler room. Front and rear gardens. Private driveway for 2 cars. Oil Fired Central Heating. Double Glazing. EER E49. Council Tax Band E. NO ONWARD CHAIN.

KITCHEN/DINING ROOM

Country-style, cream kitchen units with Fired Earth, hand-made splashback tiles. Solid Beech wood and Beech laminate work surfaces. A built-in Bosch electric oven and Bosch ceramic hob with extractor hood. Integral Bosch dishwasher and integral undercounter freezer with additional space for a freestanding fridge/freezer. UPVC double glazed sash windows and part-glazed, traditional wooden door. Porcelain floor tiles. New column radiator.

LOUNGE

A recently installed Charnwood Multi-Fuel Wood burner with stone hearth and lintel. New column radiator. T.V. Phone line / Broadband internet point. Internal windows and door leading to the garden room. Wood effect laminate floor. Fitted natural sisal carpet on staircase, leading top first floor bedrooms.

GARDEN ROOM

South-facing aspect with timber double glazed windows. A fitted bench providing ample seating. Wood effect laminate flooring. Column radiator.

LANDING

Natural sisal carpet up the stairs to landing. Single glazed window above stairwell. Access to boarded loft space with light, drop down hatch with a pull-down ladder.

BEDROOM 1

Master, king-sized bedroom with natural, sisal carpet. A window seat with southern aspect. Spacious storage cupboard. UPVC double glazed sash window. New column radiators.

EN-SUITE SHOWER ROOM/WC

The En-Suite shower room has been recently refurbished with a Tikamoon natural wood teak, wall-hung, draw storage vanity unit, wash bowl and mixer tap. Back-to-wall, soft-close WC. Mandarin Stone

porcelain wall tiles. Enclosed shower with folding glass door. Porcelain floor and wall tiles. Electric shaving point. Dual-fuel heated towel radiator. Extraction fan. Double glazed UPVC window.

BEDROOM 2

Original exposed beams in the double bedroom with natural sisal carpet. Spacious Built-in wardrobes and shelves.

EN-SUITE BATHROOM/WC

The spacious bath has a wonderful view without being over-looked. Floor to ceiling porcelain tiles. Pedestal hand wash basin and WC. Dual-fuel heated towel rail. Extraction fan. UPVC double glazed sash window.

OUTSIDE

FRONT GARDEN

Accessed via flagstones from either the gravel driveway or side gate. Established apple trees and shrubs, carefully curated flowerbeds; the garden has been enriched by the current owner.

SOUTH FACING PRIVATE REAR GARDEN

The access is via a side garden door from the front of the property. A covered passageway leading up steps to the rear. Enclosed by dry stone walls, the lawn and flower beds incorporate a raised seating area overlooking grazing land. Log shed and further storage available.

DETACHED BEDROOM 3

Accessed externally, the third, ground floor, single bedroom with radiator, has the benefit of a spacious En-suite. Alternative use as a study for home working. Part double glazed, timber framed windows.

EN-SUITE SHOWER ROOM/WC

Large shower with slide door access. A pedestal hand wash basin and soft-close WC. Porcelain floor and wall tiles. Electric heater and extraction fan.

UTILITY ROOM

Oil fired boiler. Power point for tumble-dryer and plumbing for a washing machine. A butler's ceramic sink with wooden Beech work top.

EXTENSION POTENTIAL

The vendor has drawings prepared to extend the property into the detached outbuilding, providing a first-floor bedroom and ensuite, utility area, study and existing downstairs shower room. The Yorkshire Dales National Parks have confirmed a two-storey extension would be permitted. (Further details are available upon request).

DISCLAIMER - The drawings shown for the extension are not

approved; they are a suggestion of what is possible subject to planning.

SERVICES

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

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 142623.

Local Authority - North Yorkshire Council – Tel: 0300 1312131
www.northyorks.gov.uk

Broadband and Mobile Phone Coverage – please check using this website.

<https://checker.ofcom.org.uk>

Property Reference – 18621602.

Particulars Prepared – June 2024.

IMPORTANT NOTICE

These particulars have been produced in good faith to give an overall view of the property. If any points are particularly relevant to your interest, please ask for further information or verification, particularly if you are considering travelling some distance to view the property.

All interested parties should note:

- i. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer or contract or any part thereof.
- ii. All measurements, areas or distances are given only as a guide and should not be relied upon as fact.
- iii. The exterior photograph(s) may have been taken from a vantage point other than the front street level. It should not be assumed that any contents/furnishings/furniture etc. are included in the sale nor that the property remains as displayed in the photographs.

iv. Services or any appliances referred to have not been tested and cannot be verified as being in working order. Prospective buyers should obtain their own verification.

FREE MARKET APPRAISAL

We will be pleased to provide an unbiased and professional market appraisal of your property without obligation, if you are thinking of selling.

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CALL TODAY TO ARRANGE YOUR APPOINTMENT

Our qualified mortgage and financial advisor will be pleased to advise you on the wide range of mortgages available from all of the mortgage lenders without charge or obligation.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

A life assurance policy may be required. Written quotation available upon request.

LOCATION AND SURROUNDING AREA

Situated near to Aysgarth Falls, the village of Thornton Rust is 10 miles from Leyburn and 7 miles to Hawes. Situated within the Yorkshire Dales National Park, the landscape is spectacular, with fantastic walking from the front door. The Little White Bus services the village. The Village institute provides community events. Spoilt for choice with local fine restaurants and a farm shop.

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ADDITIONAL INFORMATION

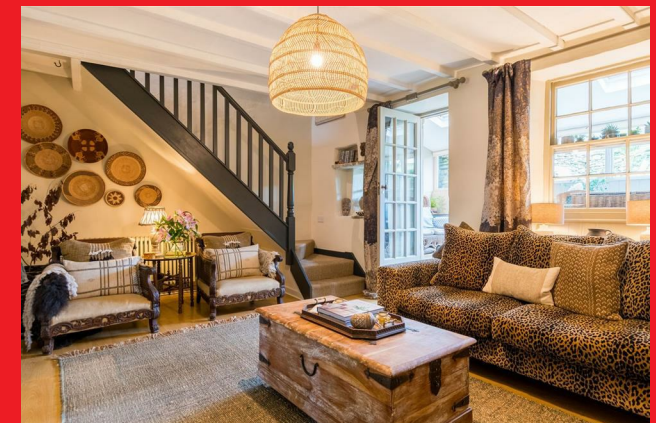
Local Authority – North Yorkshire Council

Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 1040.00 sq ft

Tenure – Freehold



Ground Floor

Approx. 59.2 sq. metres (636.8 sq. feet)



First Floor

Approx. 37.5 sq. metres (403.9 sq. feet)



Total area: approx. 96.7 sq. metres (1040.7 sq. feet)



| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 86 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 49 | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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NORMAN F. BROWN

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