



Longhurst

Thornton Watlass, Ripon, North Yorkshire, HG4 4AH



Robin Jessop

AN ATTRACTIVE GRADE II LISTED CHARACTER PROPERTY REQUIRING FULL REFURBISHMENT

- Attractive Grade II Listed Cottage
- Requiring Complete Refurbishment
- Two Reception Rooms
- Three Bedrooms
- A Unique Opportunity
- Outbuildings & Garden
- Offers Over - £275,000
- Viewing by Appointment Only

SITUATION

Bedale 3 miles. Masham 3 miles. Leeming Bar A1(M) Interchange 5 miles, Leyburn 7 miles. Ripon 11 miles. Richmond 11 miles. Northallerton 10 miles. (all distances are approximate).

Thornton Watlass is a prime rural village situated midway between the popular market towns of Bedale and Masham. The village is built around the cricket pitch, offering a quintessentially English village setting. The village also benefits from a primary school, public house and church.

The village is surrounded by the Yorkshire countryside and able to make the most of a number of countryside walks whilst also being on a well used bus route and accessible to a number of local villages.

The property stands particularly well overlooking the village green. It is within close proximity to the A1(M) bringing larger centres such as Darlington, York and Leeds into reasonable commuting distance.

DESCRIPTION

Longhurst is a most attractive Grade II Listed character property, built in the 1800's, which is delightfully situated in the popular rural village of Thornton Watlass.



The property requires extensive renovation throughout. However, it offers a blank canvas to create an ideal family home.

The ground floor of the property extends to a traditional kitchen, currently fitted with a number of wall and floor units, a useful rear porch with shower room (comprising of an electric shower, WC and wash basin) which leads onto the rear garden. To the front of the property there are two reception rooms, one of which was the former dining room with a pantry and a sitting room, both are complemented by open fireplaces.

To the first floor there are three bedrooms, two doubles and one single. The double bedrooms have the benefit of built in wardrobes and original fireplaces. The family bathroom extends to a W.C., wash basin and bath.

Longhurst has maintained a number of period features throughout including beams, flat brick window arches and sashes with glazing bars.

Externally, the property is complemented by a range of outbuildings including a log shed, former workshop, kennels and a general-purpose stone-built building together with a lawned garden which features a number of mature trees and a gravelled parking area for two vehicles.

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.

BOUNDARIES

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



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. digests.solved.arrive

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 – F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E		
21-38	F	28 F	
1-20	G		

SERVICES

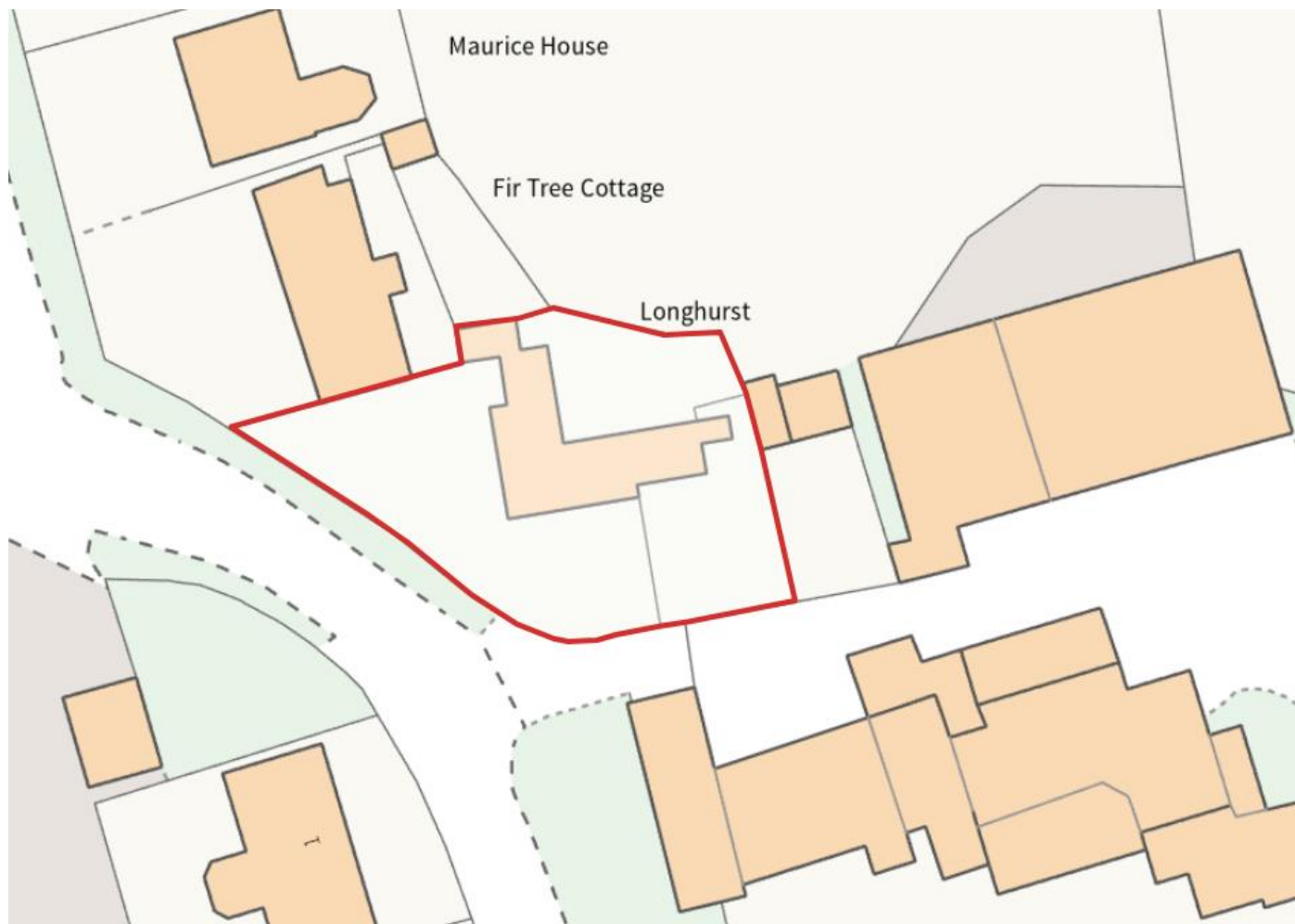
Mains electricity. Mains Water. Oil Fired Central Heating. Mains Drainage. Broadband connection available.

LOCAL AUTHORITY

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

LOCAL PLANNING AUTHORITY

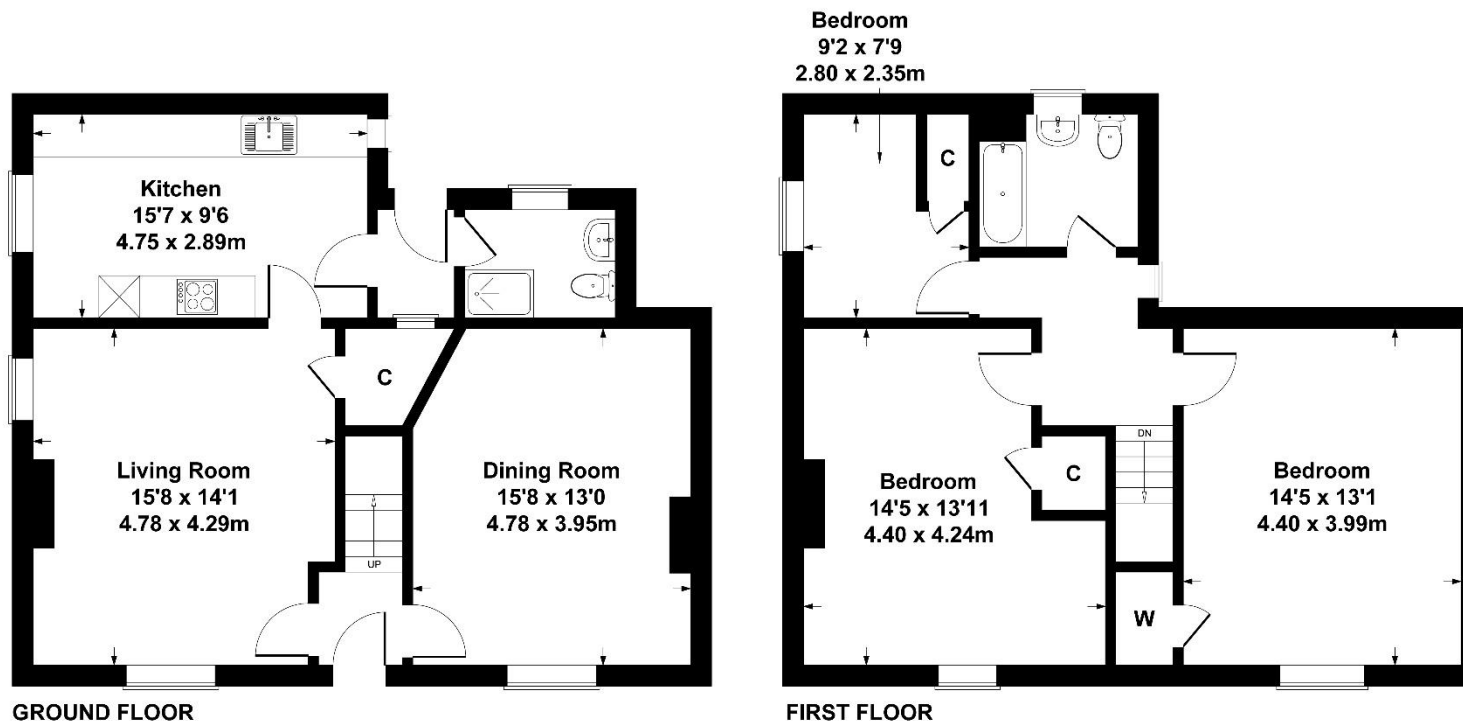
Civic Centre, Stonecross, Brompton, Northallerton, DL6 2UU – 01609 779977



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Approximate gross internal area

Total 124 sq m - 1335 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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