



Hillside Cottage

Thoralby, Leyburn, North Yorkshire, DL8 3SU



Robin Jessop

A CHARMING DETACHED COTTAGE WITH LARGE GARDENS IN A CENTRAL VILLAGE LOCATION

- Traditional Detached Cottage
- Two Bedrooms & Eaves Storage
- Updating Required
- Large Gardens Adjacent Open Fields
- Carport & Workshop
- Potential for Extension (Subject to Planning)
- Guide Price: £325,000 - £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.

Thoralby is a traditional dales village with a public house, post office 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 within reasonable commuting distance.

DESCRIPTION

Hillside Cottage is a traditional, double fronted detached house of traditional stone construction. The property stands well in the centre of the village. It would benefit from updating although it offers character features throughout and would make an excellent full time or part time home.

The property is entered into the large dual aspect living room which has feature beams and features an impressive fireplace with log burner. The kitchen diner features a good range of fitted wall and base units with an oven with hob, space for a fridge freezer and plumbing for a washing machine and dishwasher. There is ample dining area with a feature stone fireplace and a door leads out to the garden at the rear.

To the first floor there are two double bedrooms and a house bathroom with an electric shower over the bath. Usefully, there is a large eaves storage room which has limited head height. This



could be extended into if required (subject to planning).

Externally the property is complemented by a good sized rear garden which features ample lawned area and a mix of flower beds and borders together with a raised patio. There is also a useful workshop which could be used as a potting shed, and a summer house overlooking the garden.

To the front of the property is a small traditional cottage style garden with path leading to the property and a car port providing off road parking for up to 2 cars.

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.

///gent.muted.guess

FIXTURES & FITTINGS

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

TENURE

Freehold with vacant possession.

COUNCIL TAX

Band C.

SERVICES

Mains electricity. Mains water. Mains drainage. Oil central heating. Broadband connection available.

LOCAL AUTHORITY

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



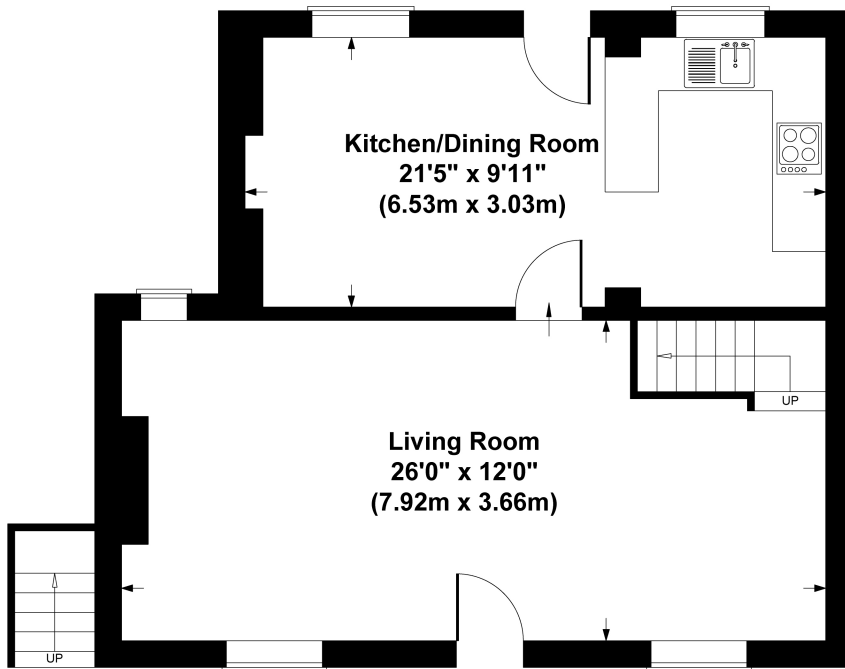
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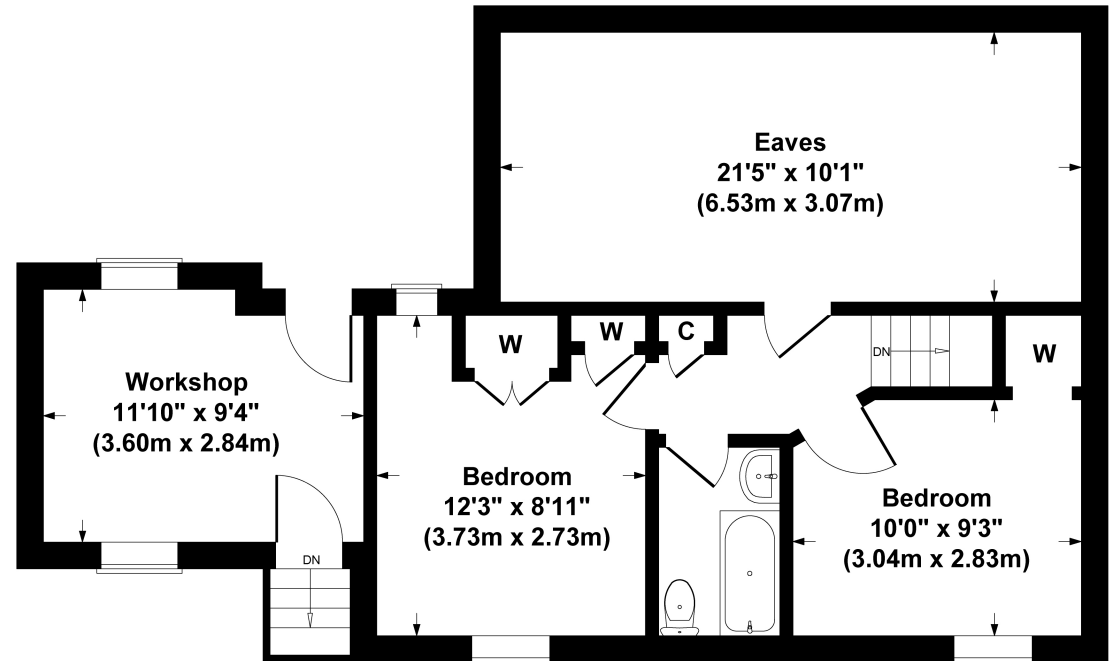
Approximate gross internal area

89 sq m - 958 sq ft

(Excluding Eaves)



GROUND FLOOR



FIRST FLOOR

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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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