



Oaklea

Thrintoft, Northallerton, North Yorkshire, DL7 0PL



Robin Jessop

A WELL-PRESENTED DETACHED HOME SITUATED IN A QUIET VILLAGE LOCATION WITH LARGE GARDENS

- Beautifully Finished Three Bedroom Family Home
- Plot Extending to 0.23 Acres
- Bright Living Accommodation
- Front & Rear Gardens
- Off Road Parking
- Popular Village Location
- Viewing by Appointment Only
- Guide Price: £450,000

SITUATION

Morton-on-swale 1 mile, Scruton 3.2 miles, Northallerton 4.2 miles, Bedale 5.6 miles, Leeming Bar A1(M) Interchange 6 miles, A19 6 miles.

Oaklea is extremely well situated in the small rural village of Thrintoft. It stands exceptionally well adjacent to open countryside within easy reach of the popular and thriving market towns of Northallerton, Bedale and Richmond. It is also conveniently located in relation to the A1 Interchanges at Leeming Bar and Catterick, thereby bringing Teesside, Tyneside, Leeds and York within reasonable commuting distance.

DESCRIPTION

Oaklea is a beautifully presented three-bedroom family home which was extended in 2013 offering generous accommodation throughout. The living accommodation is accessed via a welcoming entrance hall with useful built-in storage cupboards. To the right, a versatile reception room with log burning stove, exposed beams, and fitted storage offers the flexibility to serve as a cosy sitting room, formal dining space, or study.

To the left, the main sitting room benefits from dual-aspect windows with views over the landscaped rear garden. The bright sunroom further enhances the space, flooding it with natural light and opening through French doors onto a large patio, an ideal setting for alfresco dining.

The kitchen/diner been thoughtfully designed for both style and practicality, featuring a range of fitted units beneath wood-effect work surfaces.



The kitchen also features a large AGA, integrated fridge/freezer, wine cooler, stainless steel sink, breakfast bar, and space for a dishwasher. A useful utility room and cloakroom provide additional storage and work surfaces.

To the first floor, you are welcomed by a bright landing courtesy of the velux rooflights together with a bespoke storage cupboard.

The master bedroom features fitted wardrobes and a stylish en-suite shower room. There are two further bedrooms and a well-appointed family bathroom comprising of a W.C, wash basin, bath and overhead shower.

Set within a 0.23-acre plot, Oaklea is surrounded by beautifully maintained wrap around gardens, with mature fruit trees, a private sunken patio, and far-reaching views across the open countryside. To the front, the property benefits from off-road parking with steps leading up to the front door. Viewing is strongly recommended.

GENERAL REMARKS & STIPULATIONS

VIEWING

Strictly by Appointment with Robin Jessop Ltd – Tele: 01677 425950

OFFERS

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing. In making an offer, please kindly confirm whether your offer is a cash offer or whether it is subject to selling a property, and whether you will require a mortgage.

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 MoneyLaundering 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.

FIXTURES & FITTINGS

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



EASEMENTS, RIGHTS OF WAY, WAYLEAVES & RESTRICTIVE COVENANTS

The property is sold to and with the benefit of all rights of way, whether public or private, light, water, drainage, sewage, support and easements and other restrictive covenants, existing and proposed wayleaves for masts, pylons, stays, cables, drains, water, gas and other pipes whether mentioned in these particulars or not.

TENURE

The property is Freehold and vacant possession will be given upon completion.

COUNCIL TAX

Band C.

SERVICES

Mains gas, mains drainage and mains electricity.
Double Glazing and underfloor heating throughout.

IMPORTANT NOTICE

Please note that if you have downloaded these particulars from our website, you must contact our office to register your interest, to make sure you are kept informed with regard to the progress of the sale.

LOCAL AUTHORITY

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

ENERGY PERFORMANCE CERTIFICATE

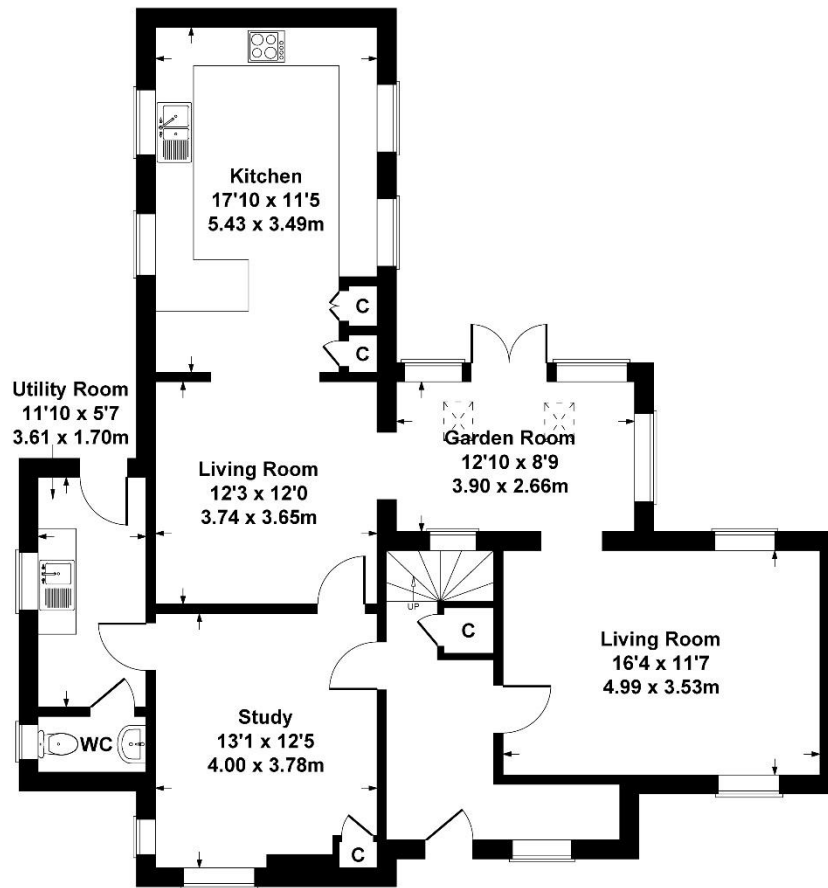
Current Rating – 67 (D)
Potential Rating – 75 (C)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

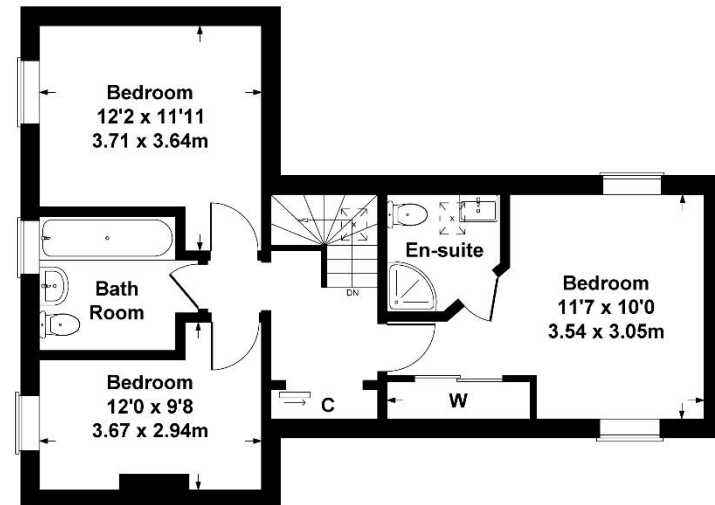


Oaklea, Thrintoft

Approximate gross internal area
Total 146 sq m - 1572 sq ft



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.

Produced by Potterplans Ltd. 2025

