



Manor House Farm

Thornton Rust, Leyburn, North Yorkshire, DL8 3AN



Robin Jessop

A STUNNING & BEAUTIFULLY PRESENTED GRADE II LISTED FORMER FARMHOUSE WITH PRIVATE GARDEN IN A POPULAR VILLAGE LOCATION

- Grade II Listed Former Farmhouse
- Three Reception Rooms
- Four Double Bedrooms
- Very Well Presented Throughout
- Character Features
- Private Rear Garden with Patio & Lawn
- Attached Useful Stone Store
- Popular Village Location
- **Guide Price Range: £550,000 - £575,000**

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.

It 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

Manor House Farm is a most attractive, Grade II listed farmhouse which stands very well, set back from the village green. The property is immaculate and has been updated and maintained throughout offering retained characterful features and practical accommodation across two floors.



The property is entered into via a welcoming reception hall from where stairs lead up to the first floor. Stone flagged floors run throughout most of the ground floor which includes the dining room which has a multi fuel stove and window looking out to the front, the utility room with a separate boot room area which could be utilized as a home office if required, a cosy snug and the stunning kitchen diner. The property further benefits from underfloor heating through the kitchen, snug and bootroom.

The kitchen diner features a range of bespoke fitted wooden units which are completed by oak worktops, an electric Aga (available by separate negotiation) which stands within an impressive inglenook fireplace, an integrated dishwasher and space for a freestanding fridge freezer. There is also a Belfast style sink together with a large window looking out to the front of the property with window seat and a useful pantry cupboard. Completing the ground floor is a lovely, light living room with wooden flooring and a multi fuel stove and feature alcoves, and a dry cellar which is accessed under the staircase.

To the first floor there are a total of four well-proportioned double bedrooms, three of which look across the village at the front. There is a well-equipped house shower room with a large shower cubicle, basin, WC and airing cupboard and a second shower room with corner shower, basin and WC.

Externally the property is complemented by an enclosed private garden which is beautifully landscaped and offers a graveled area with ample space for potted plants, together with a lawn area and patio for seating and flower borders. Usefully there is also an attached stone store which provides excellent storage for bikes and garden equipment. At the front of the property there is a further low maintenance area with patio seating and space for potted plants. There is also off road parking for up to three vehicle with further village parking available nearby.

Overall, Manor House Farm would make an excellent full time home, second home or holiday let in a popular Yorkshire Dales location.

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.
[///peanut.idealist.journey](http://peanut.idealist.journey)

FIXTURES & FITTINGS

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

TENURE

Freehold with vacant possession.

COUNCIL TAX

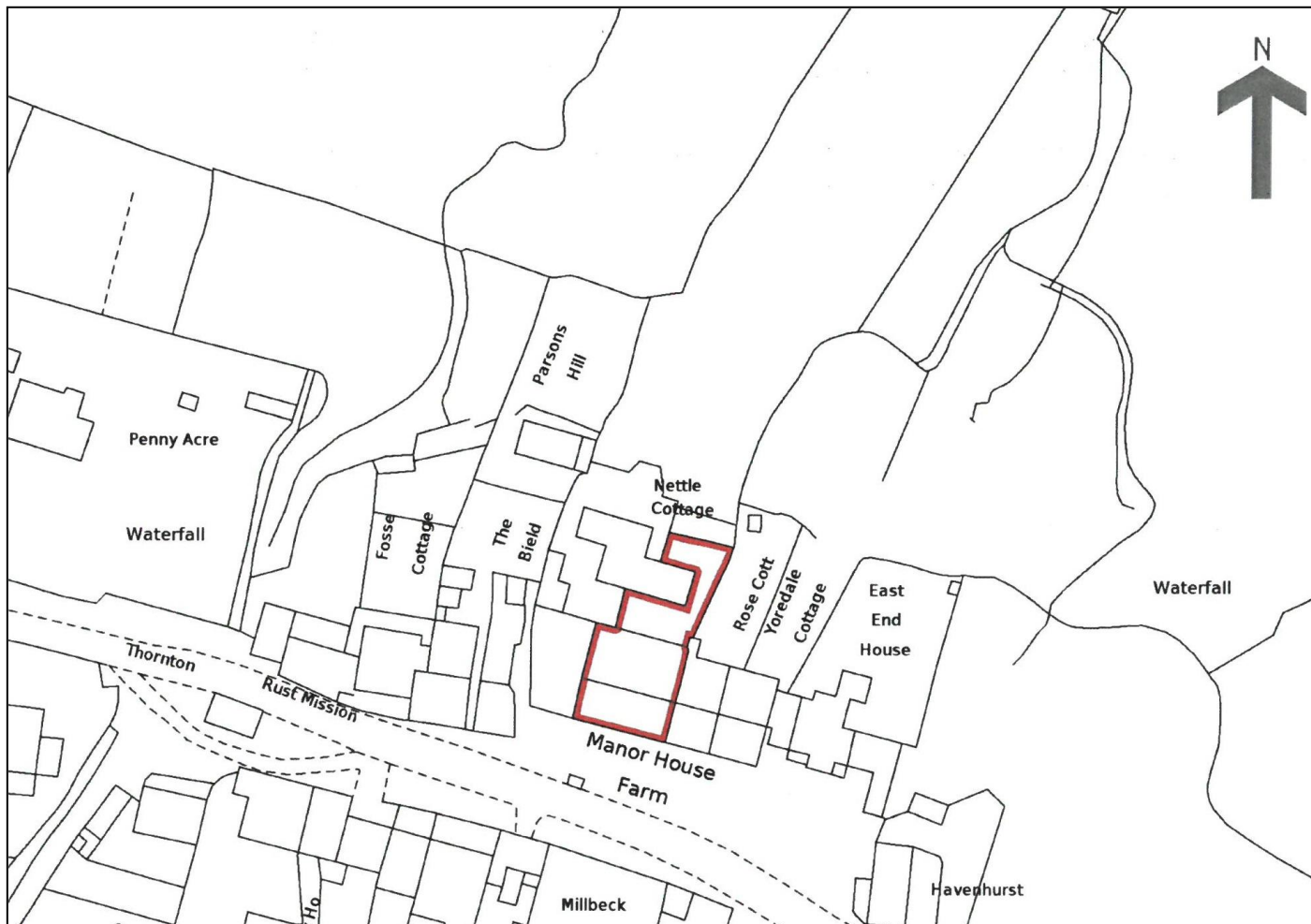
Band E.

SERVICES

Mains electricity. Mains water. Oil central heating. Drainage to a private water treatment plant (compliance with current regulations). Broadband connection available.

LOCAL AUTHORITY

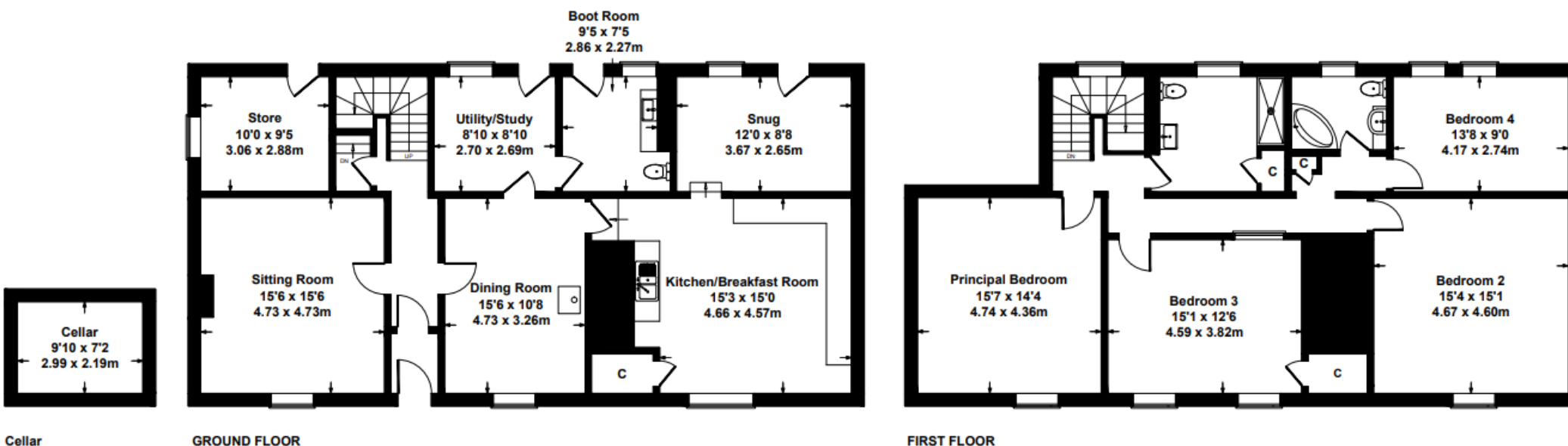
North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD. TEL: 01609 780780



Manor House Farm, Thornton Rust, DL8 3AN

Approximate gross internal area

House 231 sq m - 2486 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.

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