



# Kings Cottage

Maunby, Thirsk, YO7 4HD



# A DESIRABLE DETACHED BUNGALOW WITH A LARGE GARDEN AND ATTACHED PADDOCK EXTENDING TO 0.9 ACRES WITH A DESIRABLE VILLAGE LOCATION

- Three Bedroom Detached Bungalow
- Plot Extending to 0.94 Acres Approx
- Desirable Village Location
- In Need of Modernisation
- Ideal Equestrian Property
- Potential to Extend Subject to Planning Permission
- Guide Price: Offers Over £450,000

## SITUATION

Northallerton 6 miles, Thirsk 7 miles, Bedale 11 miles, Harrogate 26 miles, York 30 miles, Darlington 30 miles (all distances are approximate)

Maunby is a small desirable rural village which is a short distance from the thriving market towns of Darlington, Northallerton and Thirsk. These market towns offer a wide range of facilities and amenities including shops, pubs, primary and secondary schools, a hospital and a train stations with a regular service to London Kings Cross.

Kings Cottage is located in the quiet rural village of Maunby opposite the church. The property benefits from access to the public highway as well as views of the open countryside which surrounds it.

Kings Cottage is also within close proximity to both the A1(M) and the A19 bringing larger centres such as Teesside, Harrogate and Leeds within reasonable commuting distance.

## DESCRIPTION

Kings Cottage is brought to the market offering a rare opportunity to acquire a highly versatile well-proportioned bungalow set within





a desirable village location, benefitting from a substantial garden and adjoining paddock. While the property would benefit from modernisation throughout, it presents an excellent opportunity to create an attractive equestrian property, family home, or active retirement residence.

Further potential exists for reconfiguration, extension, or complete redevelopment, with the possibility for a small residential development across the footprint of the existing bungalow, gardens, and paddock, subject to the relevant planning permissions.

Internally, the property is accessed via a spacious entrance hall leading to the main accommodation. There are three bedrooms, offering considerable flexibility. The smallest of the three would be ideal as a home office, while one of the other double bedrooms could alternatively be used as a second sitting room or formal dining room, depending on the purchaser's requirements. All three bedrooms enjoy pleasant views over either the front or rear gardens.

The generous living room features a multi-fuel stove, providing a welcoming focal point. The family bathroom is positioned to the rear of the property and comprises a WC, wash hand basin, and a bath with shower over. The entrance hall also benefits from two large and practical storage cupboards. Completing the internal accommodation is the kitchen/dining room, fitted with a range of under-worktop units, offering space for dining, and providing direct access to the rear of the property.

Externally, the property enjoys a well-proportioned front garden along with a parking area suitable for multiple vehicles and a timber-framed garage. To the rear is an extensive garden offering fantastic potential to create a distinctive landscaped outdoor space. Adjoining the property is a 0.6-acre paddock, ideal for grazing livestock, equestrian use, or a variety of other purposes. The paddock benefits from separate access from the public highway across the village green; however, this access is understood to be via a prescriptive right of way and is not owned with the property.

Overall, although the property requires modernisation, it offers significant potential to suit a wide range of purchasers, whether through extension, reconfiguration or redevelopment to create a superb family home or an appealing equestrian property.

#### GENERAL REMARKS & STIPULATIONS

VIEWING





Strictly by Appointment with Robin Jessop Ltd – Telephone 01677 425950  
or 01969 622800.

#### 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

///lonely.riverbank.skirting

#### 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.

#### SERVICES

Mains electricity. Mains water. Main Drainage. Oil fired central heating. Fibre to House Broadband.

#### ASBESTOS

With regards to any asbestos on the property, a detailed asbestos survey has not been carried out. On completion of the sale, it will be the responsibility of the Purchaser(s) to comply with the Control of the Asbestos Act at Work Regulations 2012.

#### AGENTS NOTE

The attached paddock does have access from the public highway across the village green. However, it is understood that this access is via a prescriptive right of way and not legally owned with the property.

#### LOCAL AUTHORITY

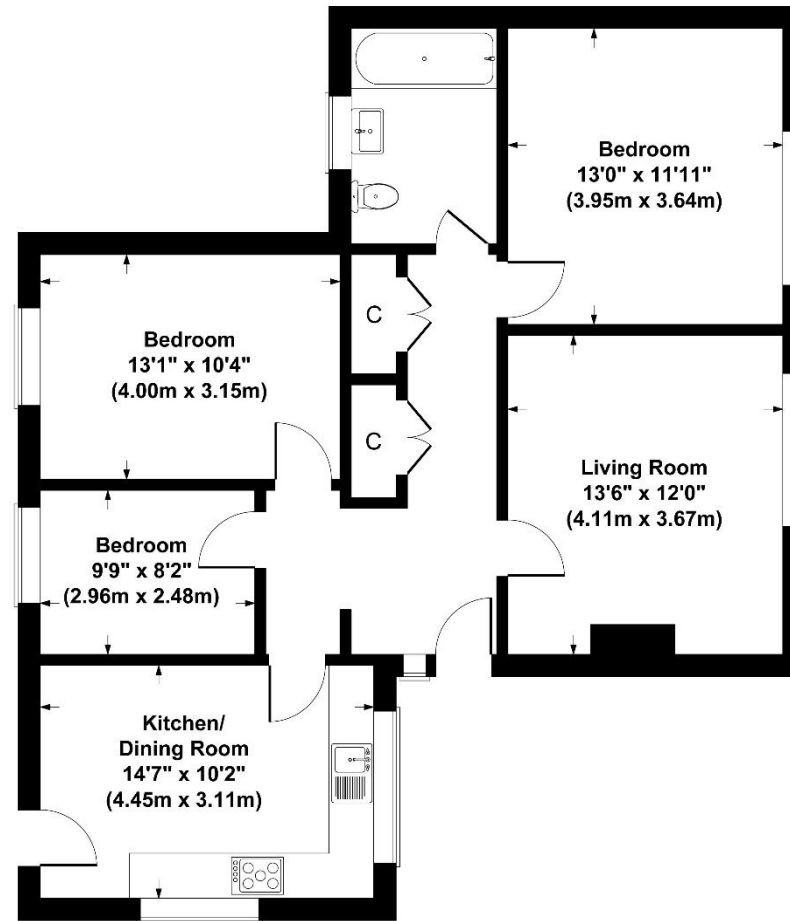
North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD Tel: 01609 780780





# Kings Cottage, Maunby

Approximate gross internal area  
House 85 sq m - 915 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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 69 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 49 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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Plan for Identification Purposes Only