



THORNFIELD FARM

APRON LANE | BURTON LEONARD | HARROGATE | NORTH YORKSHIRE | HG3 3SY

Situated on the edge of the highly desirable village of Burton Leonard, Thornfield Farm enjoys a picturesque rural setting.

Surrounded by rolling fields and open countryside, this beautiful stone-built family home offers a rare combination of seclusion, charm and accessibility.

The tranquil landscape provides a constantly changing backdrop, with panoramic views in every direction - perfect for those seeking peace, space, and natural beauty.

With its mellow stone elevations, pan-tiled roofs, and expansive landscaped gardens, Thornfield Farm blends harmoniously into its surroundings.

The accommodation is generously proportioned and beautifully appointed, including a character-rich main house and a stylish self-contained annexe. Inside, light-filled interiors open onto terraces, lawns, and secluded corners designed for outdoor living and entertaining.

The property is further enhanced by its extensive gardens and grounds measuring in total 1.5 acres, including a fenced paddock - a versatile and open green space. Ideal for those with equestrian interests, hobby farming ambitions, or a desire for additional privacy and recreational use.

ACCOMMODATION

GROUND FLOOR

- Reception hall
- Drawing room
- Dining room
- Study
- Open plan living kitchen
- Utility room/boot room
- Cloakroom

FIRST FLOOR

- Light and spacious landing
- Principal bedroom with en-suite bathroom
- Guest bedroom
- Two further double bedrooms
- House bathroom

ANNEXE

- Bedroom
- En-suite bathroom

EXTERIOR

- Long tree-lined driveway
- Ample off-road parking
- Double garage
- Landscaped gardens and grounds
- Gravel gardens
- Mature specimen trees
- Well stocked shrub and herbaceous borders
- Dining and entertaining areas
- Garden pond
- Greenhouse
- Fenced paddock land
- Gardens, grounds and paddock measuring in total approximately 1.5 acres

GROUND FLOOR

At the heart of this beautiful home lies a warm and inviting central reception hall, setting the tone for Thornfield Farm's unique blend of rustic charm and elegant styling. With exposed oak ceiling beams, rich timber floors, and characterful décor throughout, this welcoming space offers a sense of tradition and individuality.

This central hallway is not only beautiful but also practical - providing seamless access to the ground floor accommodation. From here, the layout flows into the principal reception rooms, open-plan living kitchen, and utility areas, while also maintaining a comfortable sense of intimacy and homeliness. The use of high-quality materials and eclectic design reflects the care and personality poured into every aspect of this wonderful home.





The magnificent drawing room perfectly combines scale, warmth, and architectural elegance. Soaring vaulted ceilings with exposed king post trusses create an immediate sense of grandeur, while the room's proportions allow for both relaxed family living and formal entertaining.

At its centre, a striking brick inglenook fireplace with a wood-burning stove forms a natural focal point, adding a comfortable and traditional touch to the otherwise light-filled space. The room is flooded with natural light through a full wall of French doors and picture windows, which open out onto the terrace and gardens, offering seamless indoor-outdoor living and wonderful views across the grounds.





The dining room at Thornfield Farm is a well-proportioned space that forms a natural gathering point within the home. Framed by multiple windows, the room enjoys a strong connection to the gardens, bringing in natural light throughout the day and offering peaceful views across the surrounding greenery.

The room's character is enhanced by exposed timber ceiling beams and solid oak flooring, which lend a sense of warmth and period charm. Generously sized, it comfortably accommodates larger dining settings while maintaining a welcoming and intimate feel. Its central position within the home allows for easy access to the kitchen and reception areas, making it a practical and sociable space for both day-to-day living and entertaining.

The beautifully designed open-plan kitchen and living space, combines practicality, style, and an effortless connection to the outdoors. The kitchen itself is thoughtfully laid out, featuring a blend of bespoke cabinetry, granite work surfaces, a central island, separate electric oven, LPG hob and a traditional Aga cooker nestled beneath a timber beam. Limestone flooring runs throughout, providing a sense of continuity and timeless charm. Beyond the kitchen, the room opens into a bright and spacious informal living and dining area, flooded with natural light thanks to expansive glazing and French doors that lead directly onto the south-facing terrace. This seamless transition from indoor to outdoor living is perfect for entertaining or enjoying quiet mornings overlooking the lawn and countryside views beyond. Windows on multiple aspects frame views of the gardens and surrounding landscape, making the space feel deeply rooted in its setting.





A dedicated study provides a quiet and functional workspace, ideal for home working or personal administration. With a view out to the garden, exposed ceiling beams, and built-in storage, the room combines practicality with the property's signature country charm.

A useful utility room is fitted with a range of fitted cabinetry and includes a traditional Belfast sink, along with space and plumbing for a washing machine and tumble dryer.

A stylish and convenient cloakroom completes the ground floor accommodation, ideally positioned for guest use and daily practicality. Together, these spaces enhance the home's functionality without compromising its comfort or aesthetics.

FIRST FLOOR

A light and spacious landing welcomes you to the first floor of the property, illuminated by dual aspect windows and enhanced by exposed timbers and a neutral palette.

This generous space offers a peaceful transition between bedroom accommodation and includes built-in shelving and storage cupboard.





The principal bedroom suite enjoys wonderful views across open countryside through the two windows. Bright and serene, it features fitted wardrobes and an en-suite bathroom complete with vanity unit, bath, WC and a separate shower - all finished in neutral tones with natural light from a skylight and characterful windows.

A generous guest bedroom lies nearby, boasting excellent proportions, bespoke fitted wardrobes, and lovely garden views. This room offers flexible space for guests or family, maintaining the home's sense of comfort and flow.

Two further double bedrooms also benefit from integrated storage and charming outlooks over the surrounding landscape. Both rooms continue the home's elegant yet understated aesthetic, with clean finishes, plenty of natural light, and thoughtful use of space.

Completing the upstairs layout is a stylish and well-appointed house bathroom, with a full-sized bath, corner shower, WC and basin — all bathed in natural light and finished to a high standard. This space blends practicality with charm, ideal for family use or visitors alike.

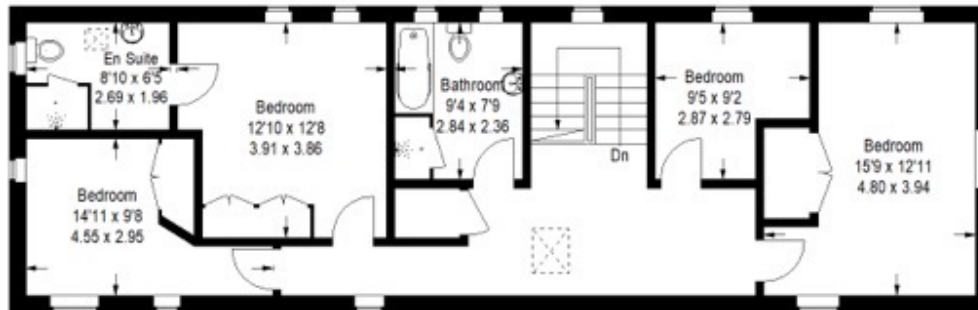


Thornfield Farm also benefits from a charming detached annexe, offering a stylish double bedroom and contemporary bathroom. This versatile space is currently operated as a successful Airbnb, generating consistent income, and has proven appeal thanks to its privacy, finish, and idyllic countryside surroundings. Alternatively, it presents the perfect solution for extended family living or guest accommodation, with its own courtyard-style garden and separate entrance. The annexe enhances the overall flexibility and value of Thornfield Farm.

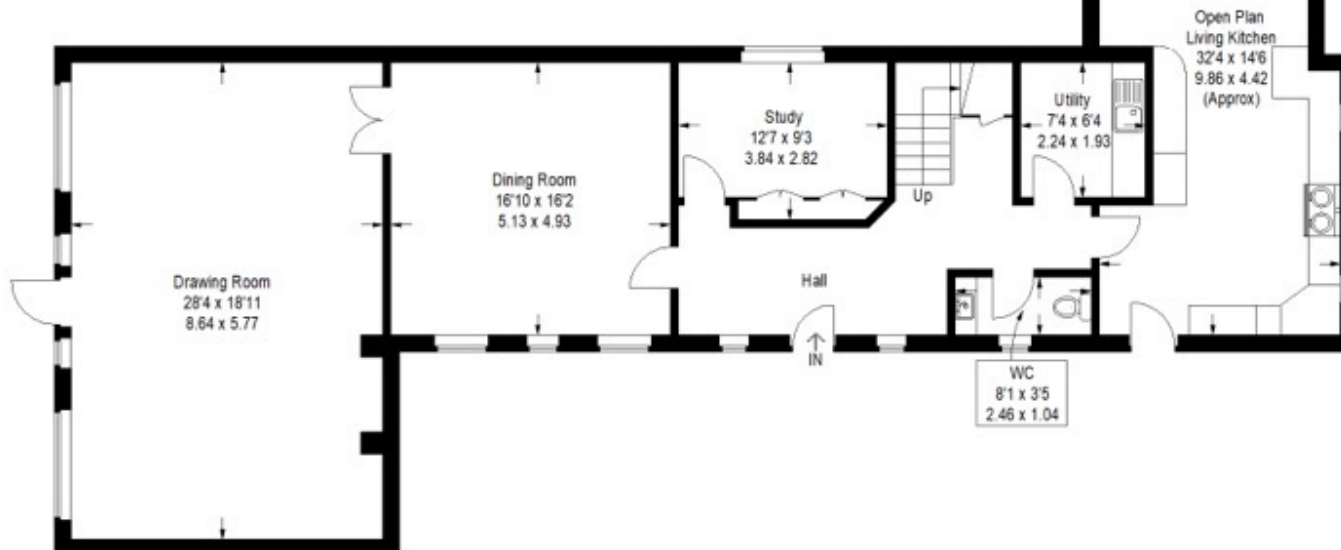


Thornfield Farm Apron Lane, Burton Leonard, HG3 3SY

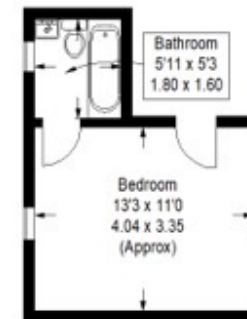
Approximate Gross Internal Area
 Ground Floor = 1686 sq ft / 156.6 sq m
 First Floor = 932 sq ft / 86.6 sq m
 Garage = 470 sq ft / 43.7 sq m
 Annex = 180 sq ft / 16.7 sq m
 Total = 3268 sq ft / 303.6 sq m



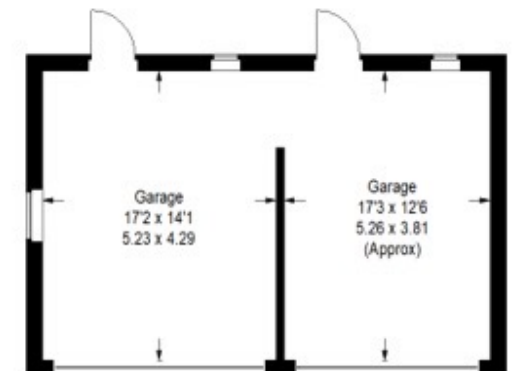
First Floor



Ground Floor



Annex



Garage

(Not Shown In Actual
 Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale.



SETTING

Set in a picturesque and private position off Apron Lane, on the peaceful outer edge of the highly sought-after village of Burton Leonard, Thornfield Farm occupies a truly idyllic rural setting. This charming country home is nestled adjacent to open farmland, surrounded by natural beauty - offering a rare blend of tranquillity and convenience.

The property is approached via a long, tree-lined gravel driveway that gently winds its way past one other discreetly positioned property, reinforcing the sense of privacy as you continue toward Thornfield Farm.

Mature hedging and established trees frame the approach, which opens out to a generous, gravel courtyard providing ample parking and turning space, along with access to a detached double garage with twin up-and-over doors.

At the top of the drive, a well-maintained paddock is enclosed by traditional post-and-rail fencing and bordered by mature trees, offering superb potential for equestrian use, smallholding, or simply the enjoyment of additional open space.

The land, together with the beautiful gardens and outdoor seating areas, is perfectly positioned to take in the stunning views over surrounding fields, with uninterrupted rural vistas.

With its peaceful location, sweeping outlook, and generous grounds, Thornfield Farm's setting captures the essence of North Yorkshire countryside living - private, scenic, and just minutes from the heart of one of the region's most desirable villages.



GARDEN AND GROUNDS

One of the property's most outstanding features is its magnificent and extensive landscaped gardens and grounds, a true testament to the beauty of nature. The gardens and grounds at Thornfield Farm are a true highlight of the property, offering a picturesque and tranquil setting that perfectly complements the character of the home. Set against a backdrop of far-reaching open countryside views, the outdoor spaces are thoughtfully landscaped and immaculately maintained.

A large stone terrace extends directly from the house, creating an ideal space for al fresco dining and entertaining. This flows effortlessly onto sweeping lawns edged by mature hedging and a wide variety of specimen trees and shrubs, providing privacy, colour, and seasonal interest. An ornamental pond, complete with lily pads, offers a peaceful focal point and encourages local wildlife.

Throughout the gardens, several seating and dining areas are carefully positioned to make the most of the changing light and vistas - from sunny morning corners to shaded afternoon retreats - allowing you to enjoy the grounds from every angle.

Adding a layer of charm and seasonal interest to the exterior, the stone façade of the house is adorned with a variety of climbing plants. Among them, pear and apricot trees have been trained against the walls, offering both aesthetic appeal and the pleasure of homegrown fruit. These established climbers not only soften the building's profile but also contribute to the garden's cottage-like atmosphere, seamlessly blending the house with its surroundings.









LOCATION

BURTON LEONARD

Located Set within the rolling countryside of North Yorkshire, Burton Leonard is a quintessential English village that offers charm, community, and convenience in equal measure. With its village green, traditional stone cottages, and welcoming atmosphere, Burton Leonard has long been regarded as one of the region's most desirable places to live.

The village is home to a thriving community and provides a range of everyday amenities, including a highly regarded primary school, a popular village pub, a post office, and a community-run village store. There are regular local events, clubs, and gatherings that contribute to a warm and inclusive village spirit, ideal for families and those looking to become part of a close-knit rural community.

Despite its peaceful setting, Burton Leonard enjoys excellent access to nearby towns and transport links. The spa town of Harrogate lies just over 9 miles to the south, offering boutique shopping, fine dining, and rail connections to Leeds and York. The historic city of Ripon is a short drive north, and the stunning landscapes of the Yorkshire Dales and Nidderdale AONB are right on the doorstep, making the village a perfect base for countryside walks, cycling, and weekend adventures. Whether you're looking for quiet village life or a well-connected countryside location, Burton Leonard strikes an ideal balance.

RIPON

Just a short drive from Thornfield Farm lies the historic cathedral city of Ripon, a vibrant hub that offers a wide range of shops, cafes, restaurants, and cultural attractions. Known for its impressive Ripon Cathedral, bustling market square, and scenic riverside walks, Ripon combines heritage charm with practical convenience. Residents can enjoy supermarkets, independent boutiques, a weekly market, and excellent healthcare facilities, as well as highly regarded schools and leisure options, including Ripon Spa Baths, golf courses, and access to the nearby Fountains Abbey and Studley Royal, a UNESCO World Heritage Site.

BOROUGHBRIDGE

Also close at hand is the attractive market town of Boroughbridge, just a 15-minute drive from Thornfield Farm. Steeped in history and set along the River Ure, Boroughbridge offers a range of independent shops, cafés, pubs, and essential services, all within a charming and walkable town centre. The town provides convenient amenities such as a health centre, library and supermarkets.

HARROGATE

The elegant spa town of Harrogate lies just under 10 miles south of Thornfield Farm and offers a sophisticated blend of heritage, culture, and contemporary living. Famed for its historic Turkish Baths, Royal Pump Room Museum, and stunning Victorian architecture, Harrogate is a town that balances tradition with a modern, vibrant atmosphere. Its wide tree-lined avenues, floral displays, and open green spaces — especially the award-winning Valley Gardens and nearby Stray parkland — create a sense of calm and quality of life that is hard to match. Harrogate is also a hub for boutique shopping, artisan cafés, and fine dining, with a strong culinary scene that includes both nationally recognised restaurants and characterful independents. The town is well-equipped with healthcare facilities, sports clubs, and leisure centres.

EDUCATION

Burton Leonard is ideally positioned for families, with access to a range of highly regarded educational options. The village itself is home to Burton Leonard Church of England Primary School, a well-respected and community-focused school rated Good by Ofsted. For secondary education, nearby options include Ripon Grammar School - one of the UK's top-performing state grammar schools - as well as Outwood Academy Ripon and Harrogate Grammar School, both of which offer strong academic reputations.

Independent schooling is also well catered for, with prestigious institutions such as Harrogate Ladies' College, Ashville College, and Belmont Grosvenor School all within a short drive. For early years, a number of nurseries and preschools operate in Burton Leonard and surrounding villages, making the area well suited to

TRANSPORT LINKS

Roads: Despite its peaceful rural charm, Burton Leonard is exceptionally well connected. The village sits just a short distance from the A61, providing direct routes to Ripon (approximately 10 minutes) and Harrogate (around 20 minutes). Crucially, the A1(M) is also easily accessible via nearby Boroughbridge, placing Leeds, York, and Teesside all within comfortable commuting distance. This strategic location makes Thornfield Farm an ideal base for both local and regional travel — whether for work, schooling, or leisure. Road access to the Yorkshire Dales, Nidderdale AONB, and the North York Moors also opens up endless weekend and holiday opportunities right on the doorstep.

Trains: The closest rail stations are Knaresborough and Harrogate, both approximately 20–25 minutes away by car. From Harrogate, frequent direct services run to Leeds and York, with onward connections to London Kings Cross in under 2 hours. Thirsk Station, about 30 minutes away, also offers fast links on the East Coast Main Line, making it a convenient option for longer-distance travel. With a range of accessible stations nearby, Thornfield Farm combines rural seclusion with excellent national connectivity.

Airports: Leeds Bradford Airport is just 40 minutes away, offering regular flights to a wide range of UK and European destinations. For broader international connections, Teesside International Airport (approximately 50 minutes) and Manchester Airport (around 90 minutes) provide access to long-haul routes and major global hubs.



Method of Sale: The house is offered for sale by private treaty; however the Agents reserve the right to conclude negotiations by any other means at their discretion.

Services: Mains electricity, water and drainage. Oil fired central heating.

Fixtures and fittings: All items normally designated as fixtures and fittings are specifically excluded from the sale unless they are mentioned in the particulars of sale.

Covenants, Easements, Rights of Way: The property will be sold subject to all covenants, easements and rights of way whether specifically mentioned in these particulars or not.

Energy Performance Certificate: Rating D: Full copy of the energy performance certificate is available upon request.

Tenure and Possession: The property is offered for sale freehold with vacant possession upon completion.

Mileages: A1(M) 5 miles, Boroughbridge 5 miles, Ripon 6 miles, Harrogate 9 miles, York 21 miles, Leeds 25 miles (All mileages are approximate)

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