



The Old Hall

Thoralby, Leyburn, North Yorkshire, DL8 3SU



Robin Jessop

A HISTORIC GRADE II* LISTED PROPERTY WITH BEAUTIFUL GARDENS & GRASS Paddock IN AN EDGE OF VILLAGE LOCATION

- Historic Grade II* Listed Property
- Four Double Bedrooms
- Wealth of Character Features
- Beautifully Restored Throughout
- Landscaped Gardens
- Small Grass Paddock
- Stunning Views of Bishopdale
- Guide Price: **Offers In Excess of £650,000**

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 drive.

The property stands very well with open views on the fringe of Thoraby which is a traditional village in the heart of the Yorkshire Dales National Park. The village has a pub and an active village hall with a doctor's surgery and garage with convenience store in the nearby village of Aysgarth. The popular market towns of Leyburn and Hawes are a short drive away and have a wider range of amenities including independent shops, pubs, cafes and both primary and secondary schools.

The location and proximity to the A1(M) also makes the larger centres of Teesside, Harrogate and Skipton within reasonable commuting distance.

DESCRIPTION

The Old Hall is an historic, Grade II* Listed building dating back to 1641. The property has undergone sympathetic updating throughout the 55-year ownership and now offers a comfortable and characterful property situated in a peaceful position with far reaching views of Wasset Fell and Bishopdale.

The property offers spacious accommodation extending to 2325ft² and has retained a wealth of features including exposed



beams, mullioned windows, fireplaces and oak panelling. The property is entered via a useful lobby with a tiled floor and provides access to the kitchen, pantry and dining room together with a ground floor shower room. The kitchen diner features a good range of fitted wall and base units and enjoys a dual aspect with views down the village. There is an impressive inglenook fireplace with Everhot stove set within the center and ample space for a dining table. Across the hallway in a convenient position near the kitchen, is the large pantry which features an excellent range of stone shelves with a ceramic sink and plumbing for a washing machine and dryer.

A formal dining hall offers an excellent area for entertainment with panelled walls, beamed ceiling and mullioned windows overlooking the gardens with views beyond. Adjoining the dining room is the sitting room, which is a well-proportioned and dual aspect room with Devon oak flooring and an impressive fireplace with multi-fuel stove set within. Completing the ground floor is a porch which has a stone flagged floor and a bespoke, Oak front door.

To the first floor there is a total of four double bedrooms which are all well-proportioned and enjoy views across the village and valley. The main bedroom has a fitted wardrobe with the second bedroom having oak flooring and mullioned windows with views to Wassett Fell. The further bedrooms are also double, one of which has a fitted wardrobe and a built-in office space. Completing the property is the house bathroom with a four-piece suite including twin basins, WC, bidet and a bath. Usefully, there is also a box room which could be used to create a second bathroom if required.

Complementing the property externally are the generous and traditional gardens which are south facing and well stocked with a range of established flower beds and borders. These are beautifully landscaped with areas of lawn and patio with ample space for seating to enjoy the surroundings. There is also a vegetable patch which is very productive. The gardens are fully enclosed by walled boundaries and offer a relaxing space which is perfect for keen gardeners.

To the front of the property is a cobbled parking area with a stone built bin store, potting shed with loft above and a log store. There is further parking available for guests via the second driveway.

The property is further complemented by a grass paddock which extends to 0.92 Acres and is usefully divided into two areas making the property ideal for those looking for amenity land or to keep hens or a pony.

Overall, The Old Hall is a delightful character property in an edge of village position which is complemented by stunning gardens,



land and views. An early viewing is advised.

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

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FIXTURES & FITTINGS

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

TENURE

Freehold with vacant possession.

COUNCIL TAX

Band F.

SERVICES

Mains electricity, mains water & mains drainage. Oil fired central heating. Broadband connection available.

LOCAL AUTHORITY

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

LOCAL PLANNING AUTHORITY

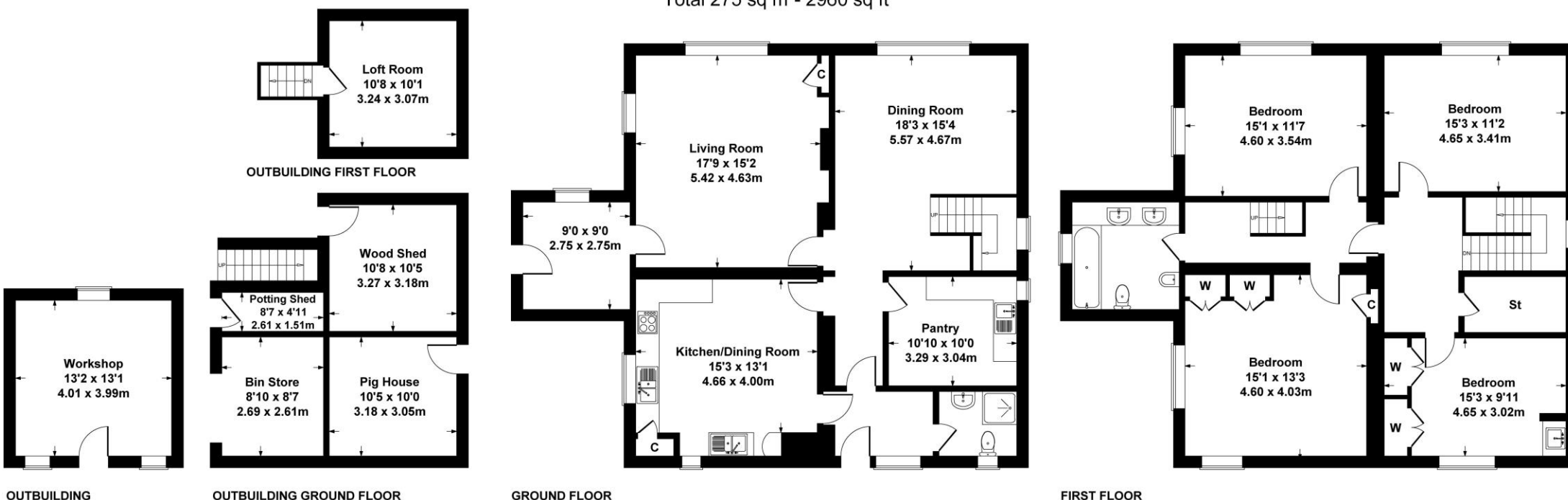
Yorkshire Dales National Park Authority, Yoredale, Bainbridge, Leyburn, North Yorkshire, DL8 3EL. Tel: 01969 652300



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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Approximate gross internal area
 House 216 sq m - 2325 sq ft
 Outbuildings 59 sq m - 635 sq ft
 Total 275 sq m - 2960 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. 2026

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