



## GARDEN COTTAGE

THORNTON STEWARD | RIPON | NORTH YORKSHIRE | HG4 4BD

*Garden Cottage is a charming stone-built village home, enjoying an elevated position within the picturesque and highly sought-after village of Thornton Steward. Occupying a delightful setting overlooking open countryside, the property combines the character and appeal of a traditional Yorkshire cottage with well-balanced and manageable accommodation ideally suited to a range of buyers.*

*The accommodation extends to a welcoming sitting room, a spacious dining kitchen forming the heart of the home, two well-proportioned bedrooms and a house bathroom. The property enjoys a light and comfortable feel throughout, with attractive outlooks across the gardens and surrounding countryside.*

*Externally, the property benefits from delightful enclosed gardens bordered by traditional dry stone walls, with a paved terrace, lawned gardens and mature trees creating a peaceful setting ideal for outdoor enjoyment. To the rear, there is also an attractive enclosed courtyard garden providing a further sheltered seating area.*

*Thornton Steward is a highly regarded village situated amidst some of North Yorkshire's most attractive countryside, conveniently positioned between Masham, Middleham and Leyburn. The village enjoys a peaceful rural setting with immediate access to excellent walking, cycling and riding routes, whilst remaining within easy reach of everyday amenities, schools and transport connections. The surrounding countryside, together with the nearby Jervaulx Abbey and the River Ure valley, provides a particularly scenic backdrop to the village.*

## ACCOMMODATION

### INTERNAL ACCOMMODATION

- Sitting room
- Dining kitchen
- Two double bedrooms
- House bathroom

### EXTERIOR

- Expansive lawned gardens
- Stone flagged dining terrace
- Rear courtyard garden
- Stunning views





## INTERNAL ACCOMMODATION

The sitting room is a bright and generously proportioned reception room, enjoying a pleasant outlook over the gardens and surrounding countryside through a large picture window which fills the space with natural light.

A freestanding wood-burning stove provides an attractive focal point to the room, adding warmth and character, whilst the timber floorboards enhance the cottage feel. With ample space for both seating and occasional furniture, the room offers a comfortable and welcoming environment for everyday living and entertaining alike.

Access is provided directly to the gardens, further connecting the interior with the attractive outdoor setting.





*The dining kitchen is a bright and welcoming space, enjoying lovely views over the gardens and surrounding countryside through a large picture window which floods the room with natural light. Generously proportioned, the room provides ample space for everyday dining and informal entertaining, creating a sociable heart to the home.*

*The kitchen is fitted with a range of timber-fronted wall and base units complemented by contrasting work surfaces and tiled splashbacks, together with integrated cooking appliances and space for additional white goods. The neutral décor enhances the light and airy feel, while the open connection through to the sitting room allows for an easy flow between the principal living spaces.*





Garden Cottage offers two well-proportioned bedrooms, both enjoying a light and neutral décor which enhances the sense of space and flexibility.

The principal bedroom is a comfortable double room overlooking the courtyard garden, creating a peaceful and restful atmosphere. The room benefits from ample space for freestanding furniture and enjoys plenty of natural light through a large window.

The second bedroom is another generous and versatile room, suitable for use as a guest bedroom, home office or additional reception space if required. With dual windows and a glazed external door providing access outside, the room feels particularly bright and airy while offering excellent flexibility for a variety of uses.

The house bathroom is fitted with a white suite comprising a panelled bath with shower over, pedestal wash basin and WC. Tiled walls and a frosted window provide a clean and practical finish, with natural light enhancing the bright and functional feel of the space.

# Garden Cottage, Thornton Steward, Ripon, North Yorkshire, HG4 4BD



Approximate Gross Internal Area = 733 sq ft / 68.1 sq m

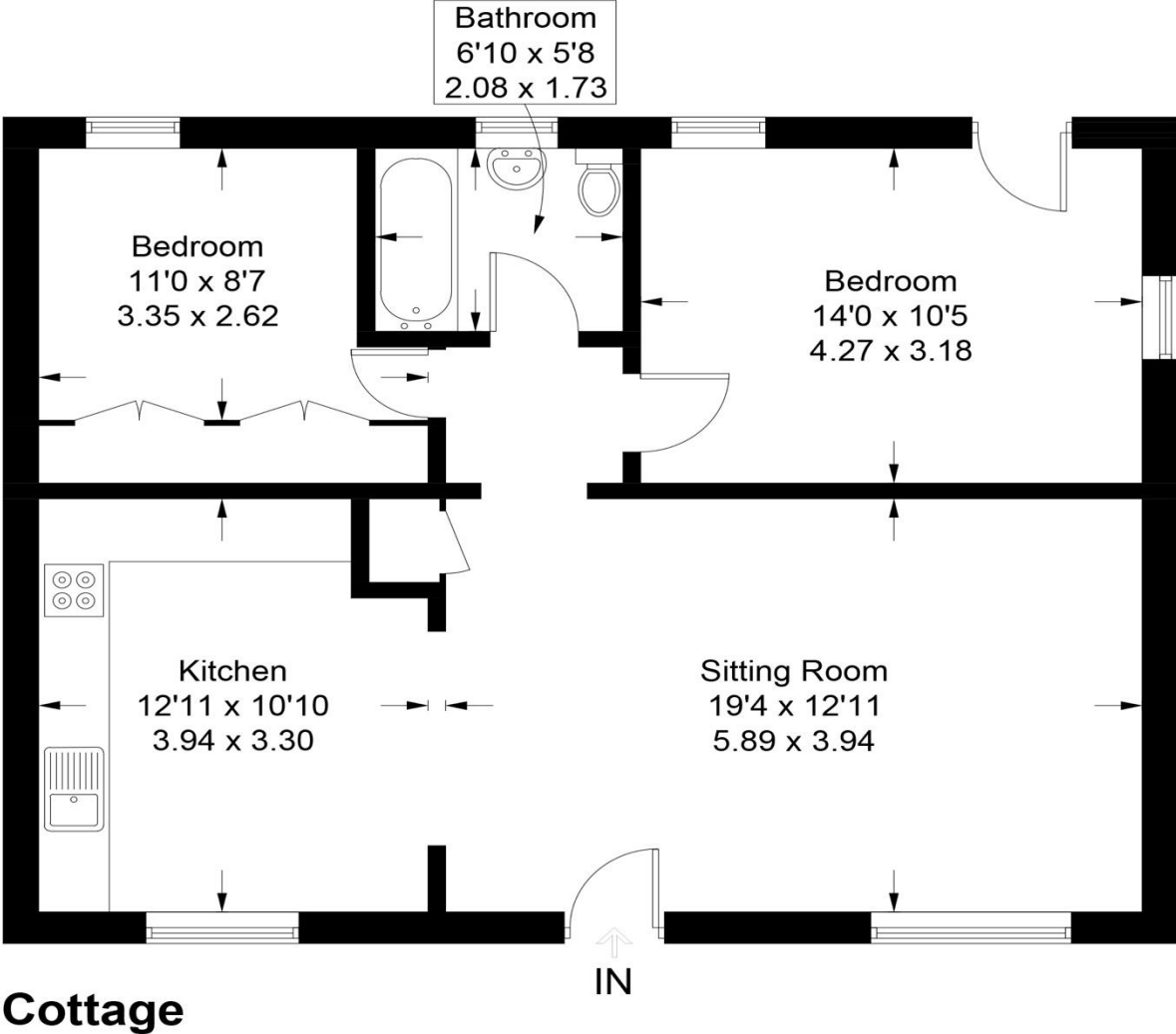


Illustration for identification purposes only, measurements are approximate, not to scale.

## EXTERIOR

Garden Cottage occupies an attractive position within this picturesque Yorkshire village, enjoying a peaceful setting with lovely views across the surrounding countryside. Constructed of traditional stone beneath a pitched roof, the cottage sits comfortably within its surroundings and benefits from a particularly appealing combination of open lawned gardens and more sheltered courtyard space.

To the front, a generous lawned garden stretches away from the property, bordered by established hedging, mature trees and traditional dry stone walls which create both privacy and character. The gardens provide an excellent area for outdoor entertaining, relaxing and enjoying the far-reaching rural outlook, while a paved seating area immediately adjoining the cottage offers an ideal spot for al fresco dining.

To the rear, the property benefits from an enclosed stone-flagged courtyard garden, framed by attractive stone walling and timber fencing. Private and low maintenance in nature, the courtyard provides a sheltered outdoor space with ample room for seating and container planting, perfectly complementing the larger front gardens.



# LOCATION

## THORNTON STEWARD

Set in the heart of the rural village of Thornton Steward is a charming and highly picturesque village set amidst the beautiful rolling countryside of Lower Wensleydale in North Yorkshire. Surrounded by open farmland and scenic walking routes, the village enjoys a wonderfully peaceful and rural setting whilst remaining conveniently placed for the nearby market towns of Masham, Bedale and Leyburn. Known for its attractive stone houses, village green and welcoming community atmosphere, Thornton Steward offers an idyllic Yorkshire lifestyle with stunning views across the Ure Valley and easy access to the Yorkshire Dales National Park.

## MASHAM

The thriving market town of Masham lies just a short drive from Thornton Steward and offers an excellent range of everyday amenities alongside a vibrant community atmosphere. Renowned for its historic market square, independent shops, cafés, traditional pubs and local breweries, Masham combines Yorkshire charm with practical convenience. The town also provides schooling, recreational facilities and a variety of cultural events throughout the year, whilst serving as a gateway to the surrounding Yorkshire Dales countryside.

## BEDALE

The attractive Georgian market town of Bedale is conveniently situated within easy reach of Thornton Steward and provides a comprehensive range of amenities including supermarkets, independent shops, cafés, restaurants and professional services. Well regarded for its friendly community atmosphere and traditional Yorkshire character, Bedale also offers schooling, healthcare facilities and leisure amenities, together with excellent road links via the A1(M), making it ideal for both local access and commuting further afield.

## LEYBURN

The popular market town of Leyburn is also easily accessible from Thornton Steward and is widely regarded as one of the gateways to the Yorkshire Dales National Park. Offering a charming selection of independent shops, cafés, restaurants and traditional inns centred around its

historic market square, Leyburn combines everyday convenience with quintessential Dales character. The town is surrounded by spectacular countryside and provides excellent opportunities for walking, cycling and outdoor pursuits, making it a highly desirable destination within the region.

## THE YORKSHIRE DALES

Thornton Steward is ideally positioned for access to the Yorkshire Dales National Park, renowned for its breathtaking landscapes of rolling hills, dramatic valleys, dry stone walls and picturesque market towns and villages. The Dales offer an outstanding range of outdoor pursuits including walking, cycling, riding and fishing, together with a wealth of scenic beauty and traditional Yorkshire heritage. From peaceful riverside walks to some of the county's most celebrated countryside, the area provides an exceptional setting for those seeking both tranquillity and adventure within one of England's most treasured national parks.

## SCHOOLS:

Thornton Steward and the surrounding area offer an excellent range of educational opportunities for families, with a selection of primary and secondary schools available in nearby villages and market towns. Local primary schooling is available at Spennithorne C Of E Primary School and Hunton & Arrathome Community Primary School, both serving the surrounding communities, further primary provision can be found in nearby Masham and Bedale.

For secondary education, the area is served by a number of highly regarded schools including Bedale High School, The Wensleydale School in Leyburn and Richmond School, all of which are easily accessible from Thornton Steward. The area is also well placed for independent schooling, notably Aysgarth School Trust Ltd, one of the region's most respected schools, together with a wider choice of independent schools available in Harrogate, Ripon and York.

## TRANSPORT LINKS

### ROADS:

Thornton Steward enjoys excellent road connectivity

despite its peaceful rural setting, with the nearby A684 providing convenient access to the surrounding market towns of Bedale, Leyburn and Masham, whilst the A1(M) motorway lies within easy reach to the east. This allows straightforward travel to the commercial centres of North Yorkshire, the North East and further south towards Leeds, York and beyond, making the village well placed for both local travel and wider commuting.

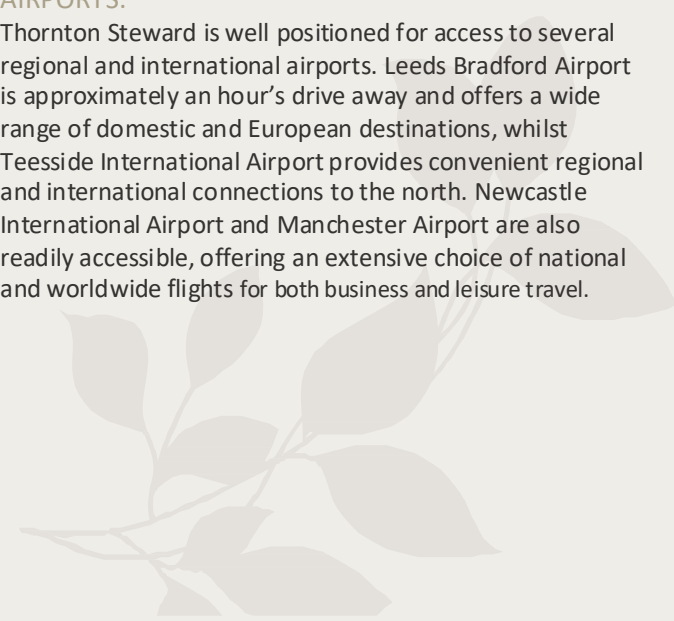
### TRAINS:

Northallerton railway station, situated within convenient reach of Thornton Steward, lies on the East Coast Main Line and provides excellent rail connections to major destinations across the country. Regular direct services operate to London King's Cross, with journeys taking from approximately 2 hours 30 minutes, whilst northbound services provide direct access to Newcastle and Edinburgh.

The station is also well connected to regional centres including York, Darlington and Leeds, making the area well suited for both business and leisure travel whilst allowing residents to enjoy the tranquillity of a rural village setting without compromising accessibility

### AIRPORTS:

Thornton Steward is well positioned for access to several regional and international airports. Leeds Bradford Airport is approximately an hour's drive away and offers a wide range of domestic and European destinations, whilst Teesside International Airport provides convenient regional and international connections to the north. Newcastle International Airport and Manchester Airport are also readily accessible, offering an extensive choice of national and worldwide flights for both business and leisure travel.





**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 E. 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:** Masham 6 miles, Bedale 6 miles, Leyburn 7 miles, A1 (M) 8 miles, Northallerton 14 miles (All mileages are approximate)



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