



# Thornborough Lodge

Moor Road, Leyburn, North Yorkshire, DL8 5AD



Robin Jessop

# AN ATTRACTIVE DETACHED BUNGALOW IN A CENTRAL TOWN LOCATION WITH GARDENS, GARAGING & PARKING

- An Individual Detached Bungalow
- Two Bedrooms
- Some Updating Required
- Front & Rear Gardens
- Ample Driveway Parking
- Detached Double Garage
- Chain Free
- Guide Price: Offers In Excess of £375,000

## SITUATION

Richmond 9 miles. Bedale 11 miles. Hawes 17 miles. Northallerton 19 miles. Teesside 40 miles. Harrogate 43 miles. Leeds Bradford & Newcastle airports are both a 1 hours' drive. All distances and times are approximate.

Leyburn is a thriving Market Town which offers a range of independent shops, cafes, pubs, a doctor's surgery and a dentist surgery as well as both primary and secondary schools. The bustling town also benefits from various clubs and regular bus services to Richmond, Bedale and Northallerton.

Thornborough Lodge is conveniently situated on the edge of the Market Place adjacent Thornborough Hall, a short walk from Leyburn Market Place. The location is quiet yet accessible and several larger centres including Teesside, Harrogate and York are within a reasonable commuting distance.

## DESCRIPTION

Thornborough Lodge is an attractive stone-built detached bungalow which occupies a large private plot close to Leyburn Market Place. The property is in good order and whilst some updating is required, it offers excellent potential as an active retirement or full-time home.

Thornborough Lodge is entered into a useful entrance hall



which leads through into the kitchen diner. This room features a good range of fitted units and has a ceramic tiled floor. There is a built-in double oven, ceramic hob, space for a fridge freezer and ample space for a dining table with a range of fitted pine cupboards.

Leading through is a living room with two windows and an attached conservatory which provides access to the front and rear gardens.

Across the hallway there are two double bedrooms and a shower room which is fully tiled.

There is a loft access from the hallway, and the property previously had the benefit of planning permission for conversion to create two further bedrooms and a wet room. Although this application has since lapsed, there is scope to submit an application to also incorporate an internal reconfiguration of the present layout on the ground floor.

Externally the property is complemented by a stone flagged patio with a selection of fruit trees and raised flower beds. There is a good sized lawned area at the front of the property with established conifers and shrubs making it very private. The property is further complemented by ample driveway parking and a detached double garage with electric roller door, power and lights which has mezzanine storage above.

Overall, the property would make an excellent full-time home in a convenient town centre 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

//toys.complaint.agreed

## FIXTURES & FITTINGS

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

## TENURE

Freehold with vacant possession.

## COUNCIL TAX

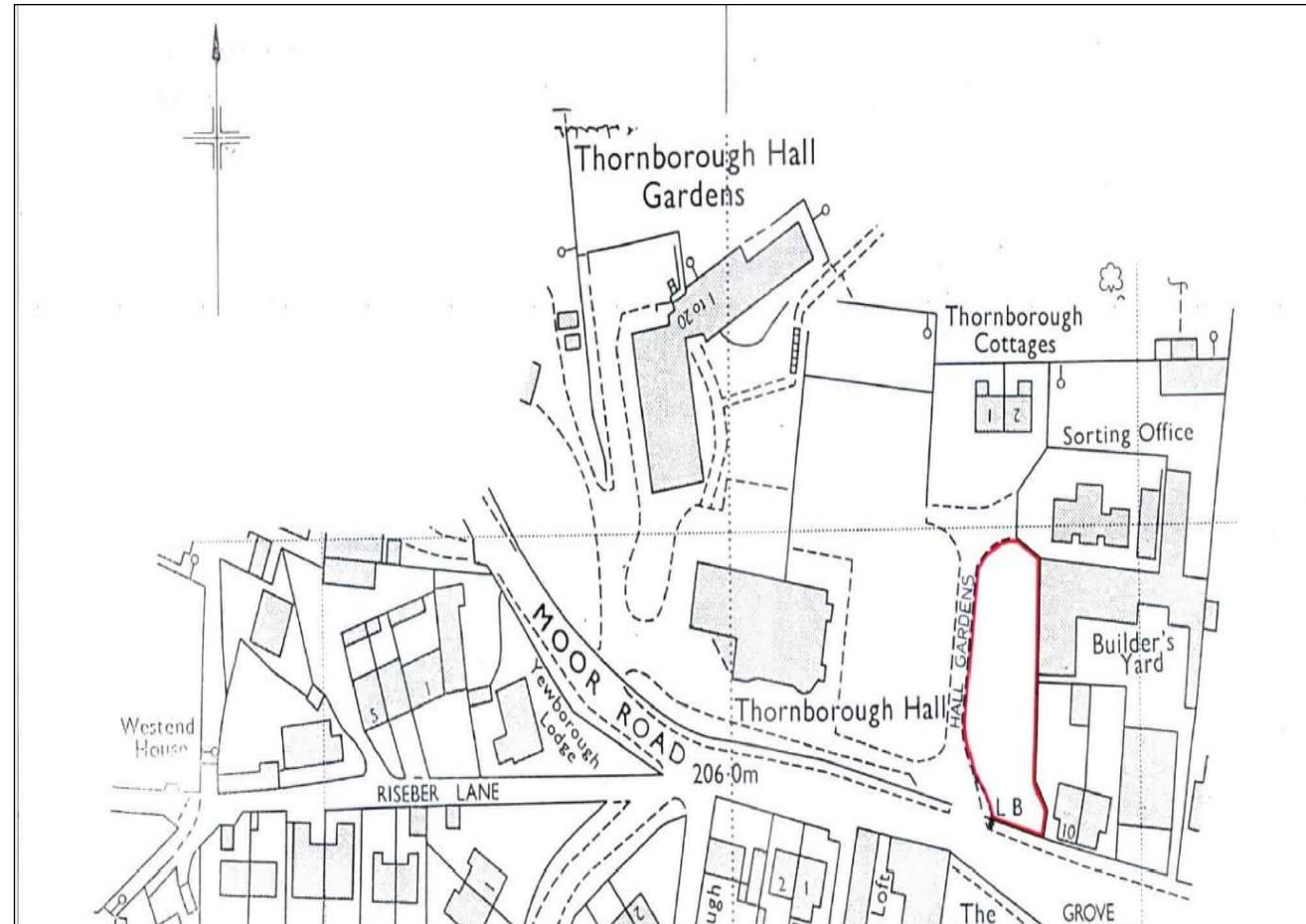
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## SERVICES

Mains electricity. Mains water. Mains drainage. Gas central heating.

## LOCAL AUTHORITY

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



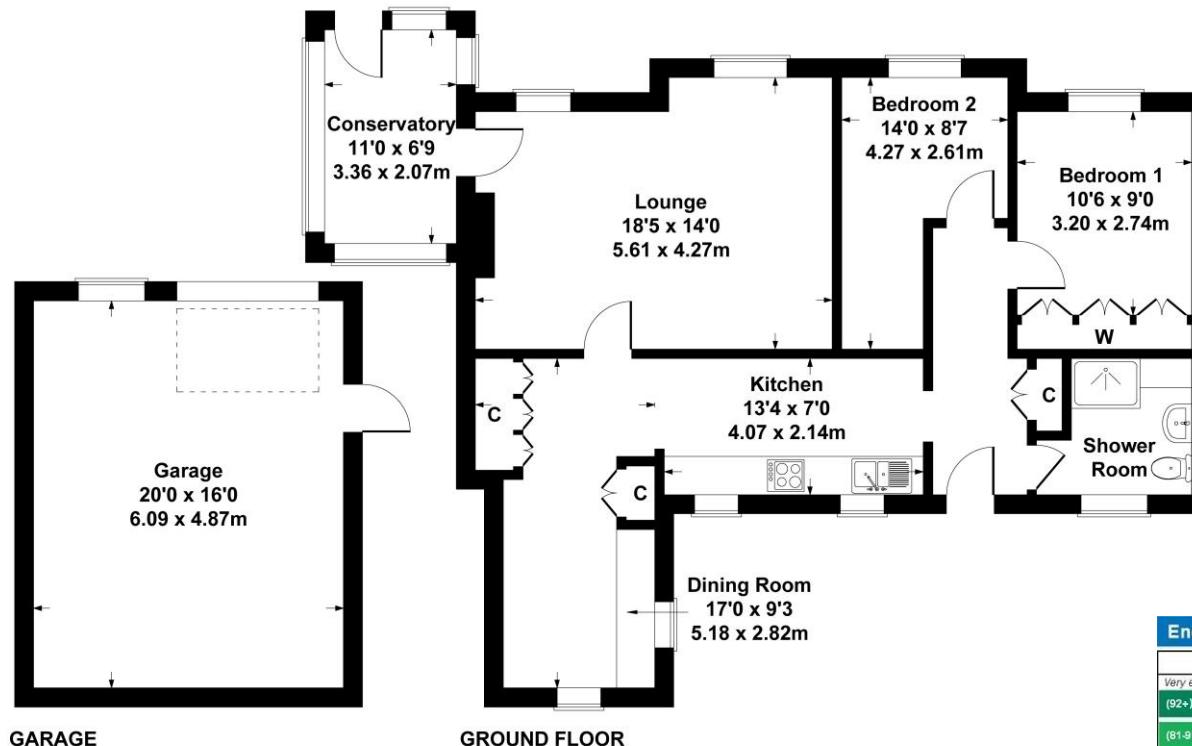
# Thornborough Lodge, Leyburn

Approximate gross internal area

House 85 sq m - 914 sq ft

Garage 30 sq m - 323 sq ft

Total 115 sq m - 1237 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92+)	A		
(91-91)	B		80
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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