



THORNGILL COTTAGE

MOOR ROAD, ASKRIGG, DL8 3HH

£270,000
FREEHOLD

A Detached Cottage of Character enjoying a tucked away position with this desirable Wensleydale village. Established Holiday Let History. Lounge/Dining Room, Kitchen/Breakfast Room, Utility Room, Shower Room/WC, 3 Bedrooms, Bathroom/WC, Garage, Rear Patio, Electric Heating, UPVC Double Glazing. Contents Available by Separate Negotiation. EER E39. NO ONWARD CHAIN.

NORMAN F. BROWN

Est. 1967

THORNGILL COTTAGE

• 3

BEDROOMS • DETACHED • GARAGE • CHA
PRESENTED • DESIRABLE DALES
VILLAGE • ESTABLISHED HOLIDAY LET
HISTORY • NO ONWARD CHAIN



DESCRIPTION

A Detached Cottage of Character enjoying a tucked away position with this desirable Wensleydale village. Established Holiday Let History. Lounge/Dining Room, Kitchen/Breakfast Room, Utility Room, Shower Room/WC, 3 Bedrooms, Bathroom/WC, Garage, Rear Patio, Electric Heating, UPVC Double Glazing. Contents Available by Separate Negotiation. EER E39. NO ONWARD CHAIN.

LOUNGE/DINING ROOM

Beamed ceiling, feature stone wall, cast iron wood burning stove with stone hearth, ceiling halogen spotlights, understairs cupboard, fitted pine dresser and cupboard, pine staircase to first floor. Double glazed windows to front. Stable door to front with double glazed pane. Door to Kitchen.

KITCHEN/BREAKFAST ROOM

Tiled surrounds, stainless steel single drainer sink unit with mixer tap, wood effect laminate work surfaces, cream cupboards and drawers, electric cooker point, extractor hood, plumbing for dishwasher, fridge space, fitted corner bench, heated towel ladder, feature ceiling beams. Double glazed window to front. Doors to Lounge and Utility Room. Stable door to front with double glazed pane.

UTILITY ROOM

Plumbing for washing machine, night storage heater, ceiling LED spotlights. Doors to Shower Room and Garage. Stable door to front with double glazed pane

SHOWER ROOM/WC

Pedestal wash hand basin, tiled shower with electric shower, extractor fan, wc, ceramic tiled floor, ceiling LED spotlights. Door to Utility Room.

GARAGE

Light, 2 double power sockets. Timber double doors to front. Door to Utility Room. Timber double glaze window to rear.

LANDING

Beamed ceiling, wall light, night storage heater, airing cupboard with hot water cylinder. Door to staircase to attic. Doors to Bedrooms and Bathroom.

BEDROOM 1

Beamed ceiling, electric heater. Double glazed window to front. Door to Landing.

BEDROOM 2

Beamed ceiling, electric heater, wardrobe recess, wall lights. Double glazed window to front. Door to Landing.

BEDROOM 3

Electric heater. Double glazed window to front. Door to Landing.

BATHROOM/WC

Pedestal wash hand basin, panelled bath with electric shower and folding glass screen, wc, chrome heated towel ladder, ceiling LED spotlights. Double glazed window to side. Door to Landing.

ATTIC

Beamed ceiling with restricted headroom, hatch to further loft, double glazed windows to front.

OUTSIDE

Stone flagged patio to the rear of the garage

SERVICES

Mains electricity, water and drainage.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 116707.

Local Authority - North Yorkshire Council – Tel: 0300 1312131
www.northyorks.gov.uk

Broadband and Mobile Phone Coverage – please check using this website
<https://checker.ofcom.org.uk>

Property Reference – 18626262

Particulars Prepared – March 2026.

IMPORTANT NOTICE

These particulars have been produced in good faith to give an overall view of the property. If any points are particularly relevant to your interest, please ask for further information or verification, particularly if you are considering travelling some distance to view the property.

All interested parties should note:

i. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer or contract or any part thereof.

ii. All measurements, areas or distances are given only as a guide and should not be relied upon as fact.

iii. The exterior photograph(s) may have been taken from a vantage point other than the front street level. It should not be assumed that any contents/furnishings/furniture etc. are included in the sale nor that the property remains as displayed in the photographs.

iv. Services or any appliances referred to have not been tested and cannot be verified as being in working order. Prospective buyers should obtain their own verification.

FREE MARKET APPRAISAL

We will be pleased to provide an unbiased and professional market appraisal of your property without obligation, if you are thinking of selling.

FREE IMPARTIAL MORTGAGE ADVICE

CALL TODAY TO ARRANGE YOUR APPOINTMENT

Our qualified mortgage and financial advisor will be pleased to advise you on the wide range of mortgages available from all of the mortgage lenders without charge or obligation.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

A life assurance policy may be required. Written quotation available upon request.

AML POLICY

AML Policy (When an offer is accepted):

In accordance with The Money Laundering Regulations 2017, we are required by law to:

- Verify the identity of all buyers
- Check the Politically Exposed Persons and
- Check the Sanctions registers.
- Verify proof of and source of funds for the purchase - What form that takes depends on your position, but we ultimately need you to provide to us (in the office or via email) evidence of the funding you have in place for the purchase price. That may include proof of deposit, an Agreement in Principle from a lender or if you are a cash buyer, a Bank Statement.

The cost of the Identity verification, PEP & Sanctions register checks are £15 for one person and £25 for two people. We will send you a link to the Guild 365 app (which you will need to download) to complete this.

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ADDITIONAL INFORMATION

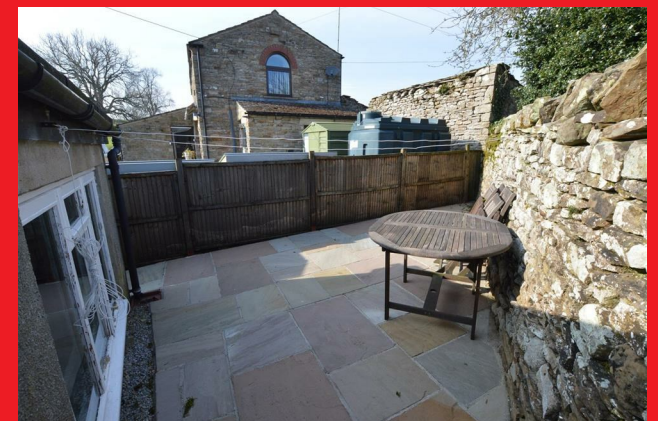
Local Authority – North Yorkshire Council

Council Tax – Band Exempt

Viewings – By Appointment Only

Floor Area – 1284.00 sq ft

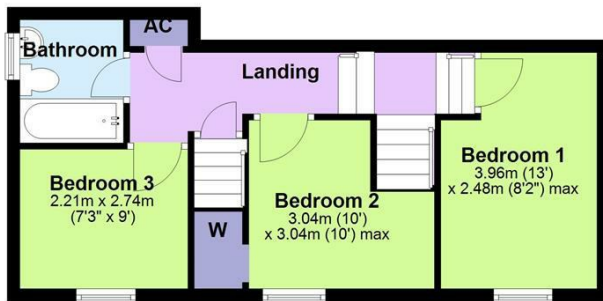
Tenure – Freehold



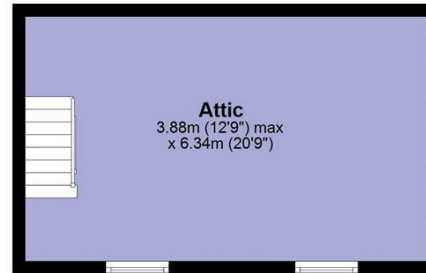
Ground Floor
Approx. 58.7 sq. metres (632.3 sq. feet)



First Floor
Approx. 35.7 sq. metres (384.6 sq. feet)



Second Floor
Approx. 24.8 sq. metres (267.3 sq. feet)



Total area: approx. 119.3 sq. metres (1284.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D			
(39-54) E		39	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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Est. 1967