



HOME FARM COTTAGE
Thimbleby, Near Northallerton



GSC GRAYS

PROPERTY • ESTATES • LAND

HOME FARM COTTAGE

Near Northallerton, North Yorkshire, DL6 3PY

Home Farm Cottage is a traditional one bedroom stone property situated on a quiet rural estate on the outskirts of Thimbleby Village. The property benefits from spacious rooms internally and off-road parking.

ACCOMMODATION

- * One Bedroom Rural property
- * Modern Kitchen and bathroom
 - * Large garage
- * Spacious living area with log burner
- * Available immediately unfurnished



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Situation and Amenities

Thimbleby 0.5 miles, Northallerton 6 miles, and Thirsk 10 miles. Please note all distances are approximate. Home Farm Cottage is situated within a cluster of residential properties with shared parking, a small distance from the village of Thimbleby. The property is accessible via the private access track. The property is well situated for access onto the A19 and subsequently the A1.

Accommodation

The ground floor comprises of a galley kitchen leading into a large living room with front door and log burning stove. Situated off the kitchen is the stairwell leading to the first floor which provides a storage cupboard and large double bedroom with bathroom. The family bathroom contains a bath with shower overhead, sink and WC.

Externally

Externally, the property has a large garage fitted with fitted units and electricity. The property benefits from a shared parking area.

Terms and Conditions

The property shall be let unfurnished by way of an assured periodic tenancy at a rental figure of £800 per calendar month, payable in advance by standing order. In addition, a deposit of £920 will also be payable prior to occupation.





Holding Deposit

Before your application can be fully considered, you will need to pay to us a holding deposit equivalent to one weeks rent for the property you are interested in. Once we have your holding deposit, the necessary paperwork should be completed within 15 days or a longer period should this be agreed.

If at any time during that period you decide not to proceed with the tenancy, your holding deposit will be retained by our firm. By the same token, if during that period you unreasonably delay in responding to any reasonable request made by our firm, and should it transpire that you have provided us with false or misleading information as part of your tenancy application or if you fail any of the checks which the Landlord is required to undertake under the Immigration Act 2014, then again your holding deposit will not be returned. It will be retained by this firm.

However, if the Landlord decides not to offer you a tenancy for reasons unconnected with any of the above, your deposit will be refunded within 7 days. Should you be offered, and accept to progress with a tenancy, your holding deposit will be credited to the first months rent due for the related property.

Where, for whatever reason, your holding deposit is neither refunded nor credited against any rental liability, you will be provided with written reasons for your holding deposit not being repaid within 7 days.



References

The Landlords agent will take up references through a referencing agency. The obtaining of such references is not a guarantee of acceptance.

Insurance

Tenants are responsible for the insuring of their own contents.

Smoking and Pets

Smoking is prohibited inside the property. Pets shall not be kept at the property without the prior written consent of the Landlord, which will be subject to separate rental negotiation.

Local Authority and Council Tax Band

North Yorkshire Council.

Council Tax Band E

Services

Mains electricity and water, oil fired central heating and septic tank drainage.

Particulars and Photographs

Photographs taken in August 2026 and Particulars written August 2026.

Viewings

Strictly by appointment only. Please contact our Boroughbridge Office on 01423 740120 to arrange a viewing or require further information.

Disclaimer

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

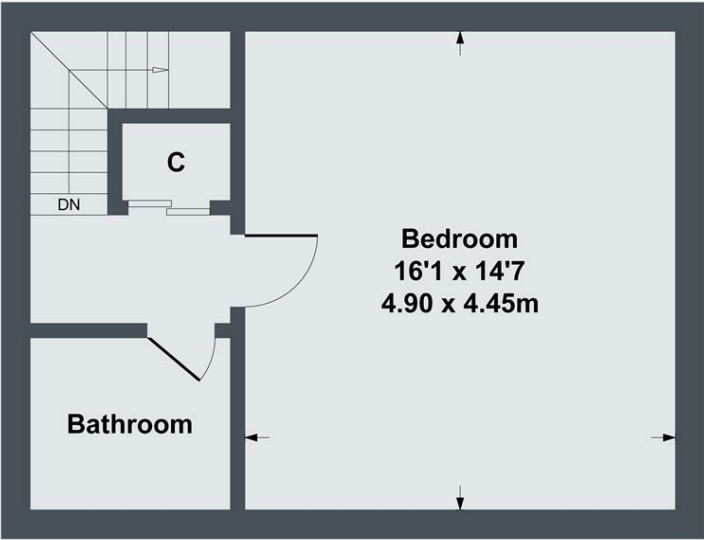
Home Farm Cottage, Thimbleby

Approximate Gross Internal Area
710 sq ft - 66 sq m

Kitchen
16'3 x 7'4
4.95 x 2.23m



GROUND FLOOR



FIRST FLOOR

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		60	100+
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	



DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

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3. Neither GSC Grays nor the vendor accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.
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