

NOVE



Holmleigh, Bagby

Thirsk

Guide Price £575,000

Holmleigh

Bagby, Thirsk

Set within the quiet, well-regarded village of Bagby, Holmleigh is a characterful cottage occupying a generous plot of just under a fifth of an acre, with gardens to the rear and a gravelled driveway and detached garage to the front. The property offers substantial and versatile accommodation across two floors, with four bedrooms, two bathrooms, three reception rooms, and a kitchen extension, all retaining a good deal of original character throughout.

Holmleigh presents extremely well from the road, the brick elevations and pantile roof giving it a settled, unhurried character that sits comfortably within the village. A timber gate opens onto a quaint cottage style garden to the front, with a generous gravelled driveway running alongside the property providing parking for multiple vehicles. A detached garage of brick construction with a pantile roof stands to the side of the plot, fitted with timber doors to the front and a pedestrian door to the side, measuring approximately 5.59m x 2.67m internally.

A decked terrace directly to the rear of the kitchen extension provides an immediate outdoor seating area, connected to the house via the kitchen stable door and sheltered by the extension roofline. From here the garden opens out into a substantial lawned area, well-screened by established trees and hedging on all boundaries, giving a good degree of privacy.

Bagby is a small, settled village surrounded by open North Yorkshire countryside, with a number of Grade II listed buildings within a short walk, including Bagby Hall and the Church of St Mary. Thirsk, with its weekly market, independent shops, and broader amenities, is approximately four miles to the west. Thirsk railway station, on the East Coast Main Line, is less than 5 miles by road. The A1(M) is accessible within around seven miles.

Council Tax band: F

Tenure: Freehold





Entrance

Accessed via the gated front garden, a central entrance hall with a solid wooden front door welcomes you into the home.

A picture perfect cottage.

Sitting Room

16' 3" x 12' 0" (4.96m x 3.67m)

The sitting room is the natural heart of the cottage, defined by a full-height exposed brick fireplace with an open hearth and heavy timber bressumer, oak ceiling beams and fitted spotlights. The sitting room connects easily with both the internal hall and the dining room.

Dining Room

13' 7" x 11' 11" (4.13m x 3.64m)

The dining room adjoins the sitting room directly and continues the cottage's character with painted ceiling beams, a second brick fireplace, and a floor laid in large-format stone flags. A window to the front elevation overlooks the front garden, and a connecting door leads through to the breakfast room beyond.

Breakfast Room

9' 1" x 6' 11" (2.76m x 2.10m)

The breakfast room is a light, practical space between the dining room and kitchen, with oak-effect flooring, fitted spotlights, and a window to the rear. It provides comfortable space for a small table and chairs, and connects through to the kitchen, the dining room, the hallway, and a ground floor bedroom.



Kitchen

11' 3" x 9' 10" (3.43m x 3.00m)

The kitchen is a well-considered extension to the rear, fitted with a comprehensive range of shaker-style wall and base units in a soft sage finish, light worktops, and a tiled splashback. The layout follows a generous U-shape with a substantial run of preparation and storage space, a stainless steel sink beneath a window overlooking the garden, and an integrated oven within the run of units. A vaulted section of ceiling over the cooking area carries two large Velux roof lights, supplemented by fitted spotlights and under-cabinet lighting, giving the kitchen a brightness that belies its position to the rear. A stable door opens directly to the garden, and a further window to the side adds to the light. There is space for a dining table within the kitchen itself, and an oak ledge-and-brace door leads to a utility.

Downstairs Toilet

4' 5" x 2' 6" (1.35m x 0.77m)

A ground floor WC includes a toilet and basin.

Ground Floor Bedroom

7' 5" x 6' 6" (2.25m x 1.99m)

A ground floor bedroom to the rear of the property is a self-contained single room with its own door to the garden, carpeted and neutrally decorated, suited to guest accommodation or a home office.

Internal Hall

A hallway with stairs to the first floor and an under-stairs cupboard provides practical storage.

Galleried Landing

A light and well-presented first floor landing with a turned balustrade and oak handrail, carpeted underfoot. A window to the side elevation overlooks the garden, bringing in good natural light to the upper floor.





Bedroom One

12' 0" x 13' 7" (3.67m x 4.15m)

Bedroom one is a generously proportioned principal bedroom with original pine floorboards, a vaulted ceiling with exposed beam detail, fitted spotlights, and a timber window overlooking the front garden. A cast iron fireplace with a slate hearth adds a quiet note of period character.

Ensuite

6' 11" x 5' 2" (2.12m x 1.57m)

Fitted with a panelled bath with chrome mixer taps, pedestal basin, WC, half-tiled walls with a decorative border tile, wall-mounted storage cabinets, and a window to the side elevation. The vaulted ceiling follows the roofline, giving the room a comfortable sense of height.

Bedroom Two

11' 8" x 9' 11" (3.56m x 3.01m)

Bedroom two is a well-proportioned double room with original pine floorboards, a vaulted ceiling with exposed beam, and a window to the rear with open views over the front garden. Neutrally decorated throughout.

Bedroom Three

7' 7" x 7' 5" (2.30m x 2.25m)

Bedroom three is a single room on the first floor, carpeted and neutrally decorated, with a window to the rear looking out over the garden.



Bedroom Four/Study

8' 4" x 5' 7" (2.55m x 1.71m)

Bedroom four is currently arranged as a home office, with a sloping ceiling that follows the roofline, carpet, a window to the front elevation, and a radiator beneath. The room would serve equally well as a single bedroom.

Bathroom

8' 5" x 0' 8" (2.57m x 0.21m)

The main first floor bathroom is fitted with a panelled bath with an overhead shower and glazed screen, a pedestal basin with chrome taps, and a WC.





GARDEN

A decked terrace directly to the rear of the kitchen extension provides an immediate outdoor seating area, connected to the house via the kitchen stable door and sheltered by the extension roofline. From here the garden opens out into a substantial lawned area, well-screened by established trees, hedging or fences on all boundaries, giving a good degree of privacy. The plot extends to approximately 0.18 acres in total, with the garden wrapping around to create distinct areas of use, including a raised timber-edged sun terrace set into the boundary planting, and a fire pit area with log seating to one corner. A greenhouse sits to one side of the rear garden. To the front of the cottage, a small planted border runs beneath the front elevation, with seasonal planting adding to the kerb appeal of the property.

DRIVEWAY

3 Parking Spaces

Off street parking for multiple vehicles.

GARAGE

Single Garage





▼ Ground Floor

TOTAL AREA: 81.81 m² • LIVING AREA: 17.98 m² • ROOMS: 13

Homeleigh

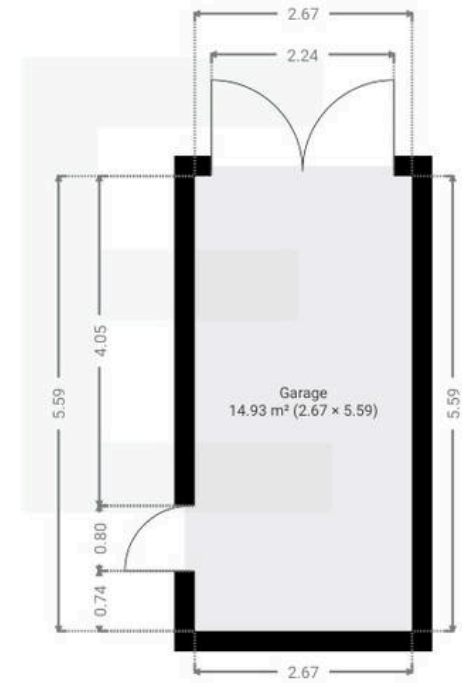
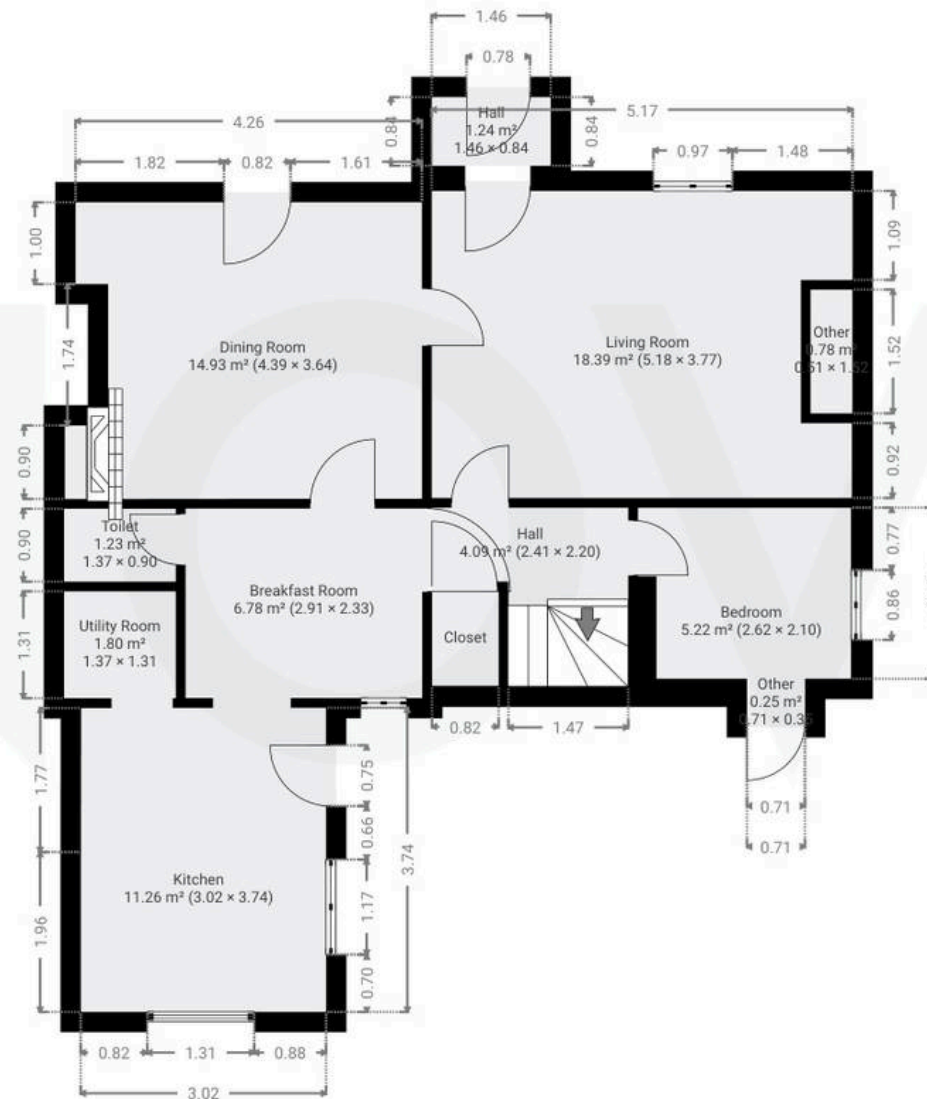
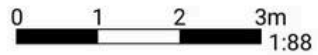
SUBMITTED BY
Nove Property
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CREATED ON
26 March 2026

DETAILS
Total area: 136.55 m²
Living area: 72.72 m²
Floors: 2
Rooms: 20

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▼ 1st Floor

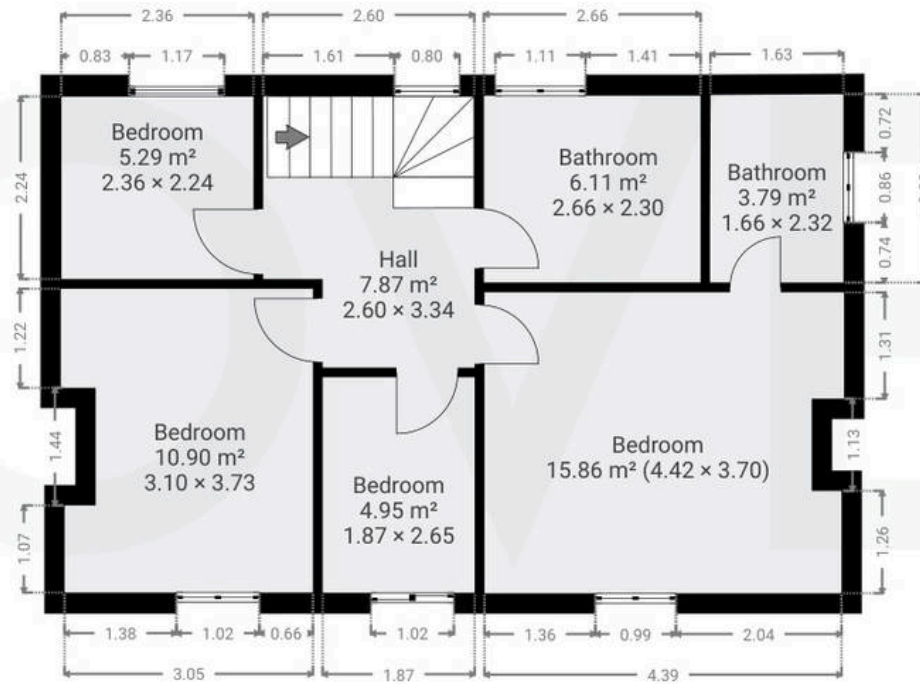
TOTAL AREA: 54.74 m² • LIVING AREA: 54.74 m² • ROOMS: 7

Homeleigh

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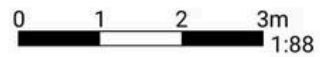
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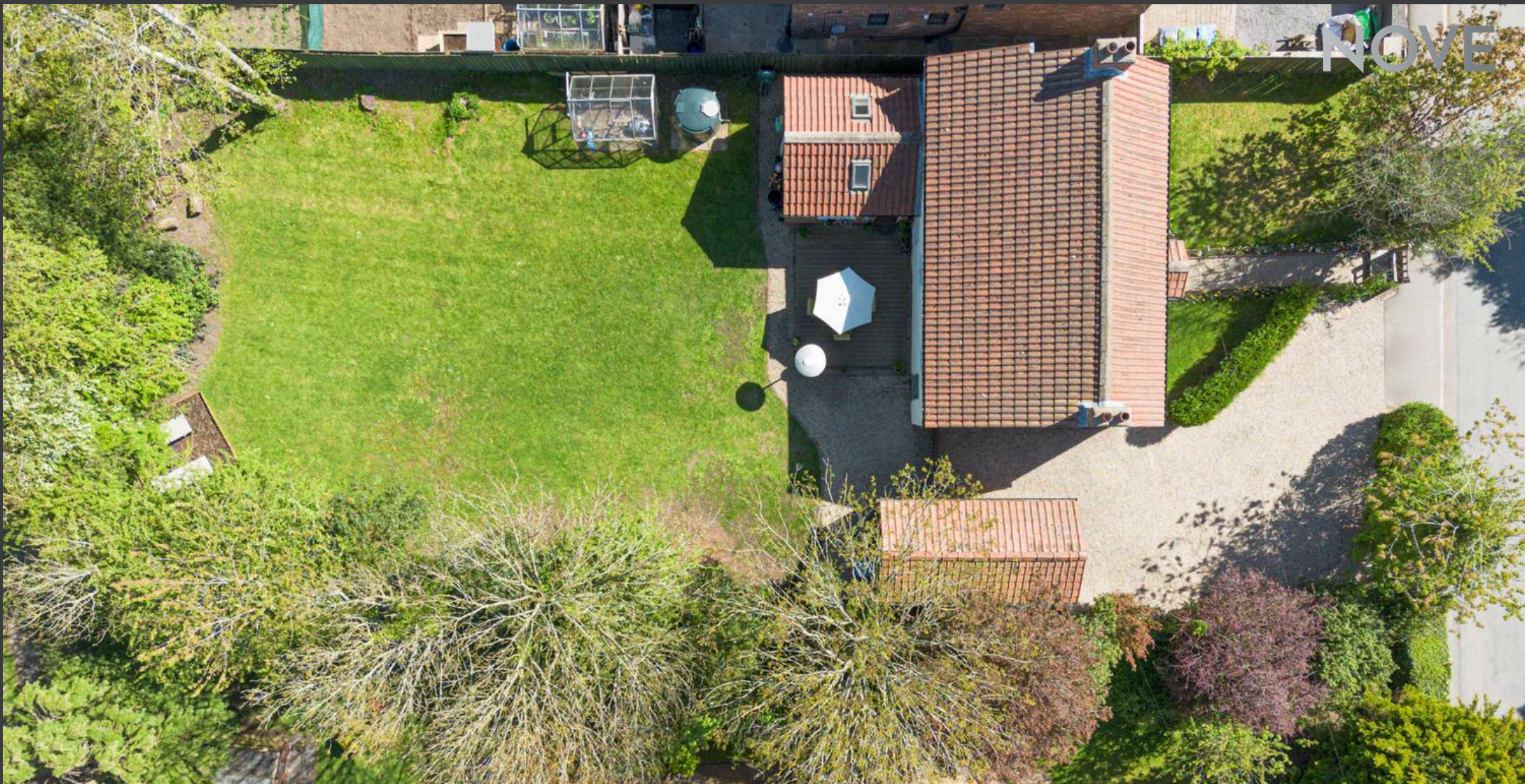
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