



# Hilltop Cottage

Thrintoft, Northallerton, North Yorkshire, DL7 0PL



Robin Jessop



# A DETACHED TWO BEDROOM COTTAGE IN A SOUGHT-AFTER VILLAGE LOCATION

- Two Bedrooms
- Requires Refurbishment Throughout
- Garden, Former Stable & Coal Shed
- Off Road Parking
- No Onward Chain
- Popular & Accessible Village Location
- Viewing by Appointment Only
- Guide Price: £200,000

## SITUATION

Morton-on-swale 1 mile, Scruton 3.2 miles, Northallerton 4.2 miles, Bedale 5.6 miles, Leeming Bar A1(M) Interchange 6 miles, A19 6 miles.

Hilltop Cottage is extremely well situated in the small rural village of Thrintoft. It stands exceptionally well near the open countryside and within easy reach of the popular and thriving market towns of Northallerton, Bedale and Richmond. It is also conveniently located in relation to the A1 Interchanges at Leeming Bar and Catterick, thereby bringing Teesside, Tyneside, Leeds and York within reasonable commuting distance.

## DESCRIPTION

Hilltop is an 1880s brick-built, detached two bedroom cottage offering plenty of potential for buyers looking to update and make a property their own. The house requires refurbishment throughout and provides a great blank canvas.

The accommodation is entered via the kitchen, which is fitted with a range of wall and base units and offers ample space for a dining table. Leading through to the sitting room, there is a useful understairs cupboard that provides access down to the cellar; however, this is currently blocked off with no access. There is also additional alcove space suitable for storage.





The sitting room benefits from dual-aspect windows that flood the space with natural light. The focal point is an electric fire set within an exposed stone surround, with a fireplace and working chimney behind, offering the potential to reinstate a traditional fire.

To the first floor, there are two well-proportioned double bedrooms, one of which includes a feature fireplace. A family bathroom completes the accommodation, comprising a WC, shower, and wash basin.

Externally, the property enjoys an enclosed garden, mainly laid to lawn, with a patio area ideal for outdoor seating. There is also a useful coal shed and a former stable, offering additional storage or potential for alternative uses (subject to the necessary consents). The property further benefits from off-road parking for one vehicle.

Hilltop presents a rare opportunity to acquire a characterful cottage in need of updating, perfect for those looking to put their own stamp on a home. Viewing is strongly recommended.

#### **GENERAL REMARKS & STIPULATIONS**

##### **VIEWING**

Strictly by Appointment with Robin Jessop Ltd – Tele: 01677 425950

##### **OFFERS**

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing. In making an offer, please kindly confirm whether your offer is a cash offer or whether it is subject to selling a property, and whether you will require a mortgage.

##### **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.

## FIXTURES & FITTINGS

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

## EASEMENTS, RIGHTS OF WAY, WAYLEAVES & RESTRICTIVE COVENANTS

The property is sold to and with the benefit of all rights of way, whether public or private, light, water, drainage, sewage, support and easements and other restrictive covenants, existing and proposed wayleaves for masts, pylons, stays, cables, drains, water, gas and other pipes whether mentioned in these particulars or not.

## TENURE

The property is Freehold and vacant possession will be given upon completion.

## COUNCIL TAX

Band C.

## SERVICES

Oil fired central heating, mains drainage and mains electricity.

## IMPORTANT NOTICE

Please note that if you have downloaded these particulars from our website, you must contact our office to register your interest, to make sure you are kept informed with regard to the progress of the sale.

## LOCAL AUTHORITY

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

## ENERGY PERFORMANCE CERTIFICATE

Current Rating – 44 (E)

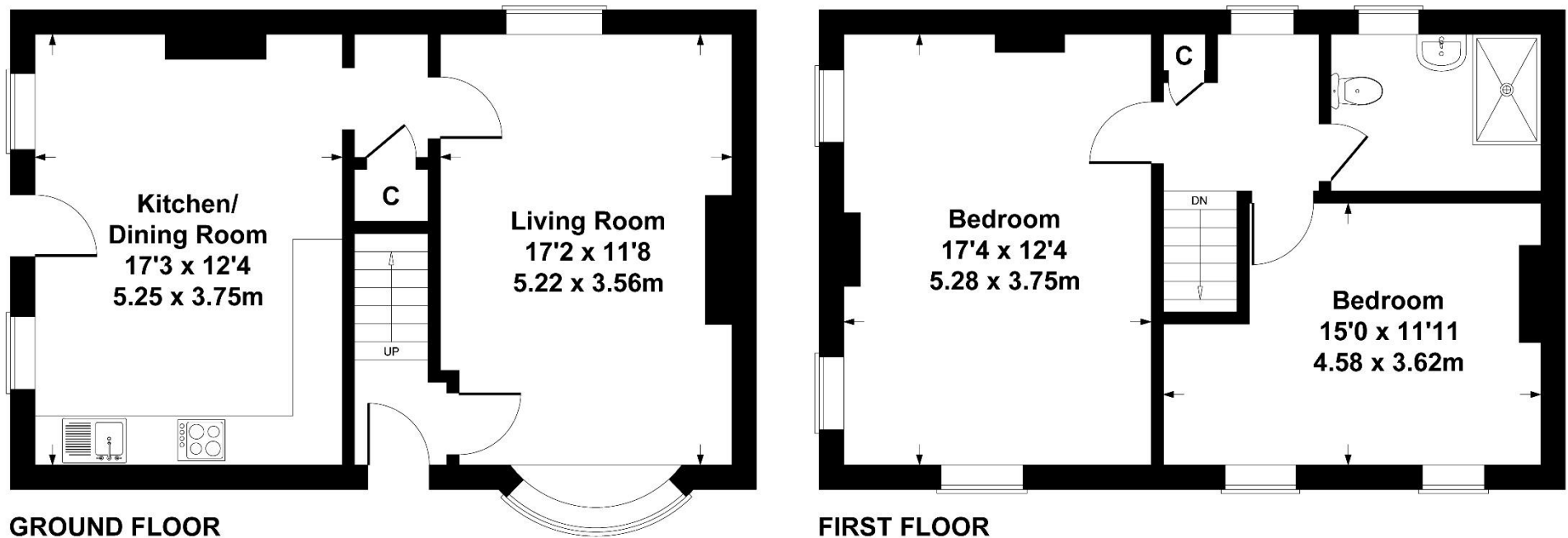
Potential Rating – 75 (C)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		



# Hilltop Cottage, Thrintoft

Approximate gross internal area  
House 90 sq m - 969 sq ft



**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.

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