



THORNTON LODGE COTTAGE THORNTON RUST
Leyburn



GSC GRAYS

PROPERTY • ESTATES • LAND

THORNTON LODGE

Leyburn, North Yorkshire, DL8 3AP

An attractive, stone built detached property, occupying a lovely position on the edge of the rural village of Thornton Rust. Built in 1909, this superb property originally formed part of Thornton Lodge, the country retreat of a wealthy Industrialist. Retaining a wealth of Edwardian character throughout, including fireplace, spindle staircase, cornicing detail and sash windows to name a few, yet improved by the current owners to create a cosy and charming home.

ACCOMMODATION

The property offers spacious accommodation throughout with two reception rooms, dining kitchen with country style solid units and Rangemaster cooker, as well as a lovely garden room to overlook the walled grounds and garden. To the first floor, there are three spacious double bedrooms and two bathrooms, making this an ideal family home. Externally, there is ample parking and lawned gardens as well as a lovely outlook across the Dale.



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Entrance Hallway

A partially glazed front door leads into the entrance hallway with two doors leading to the kitchen and sitting room, traditional style staircase to the first floor, cornicing detail and original flooring.

Dining Kitchen

With a good range of solid wood wall and base units with an off white frontage, granite and solid wood work surfaces. A Rangemaster style cooker with alcove and tiled splashbacks and extractor fan above. Integrated appliances including a dishwasher, wine cooler, fridge and freezer. There is also a ceramic sink with mixer tap and drainer, three windows overlooking the front and side gardens, ceiling roses, space for a dining table and a central island. Wooden flooring, two doors leading into the hallway and garden room and a door leads to the ground floor WC.

Garden Room

Windows to three sides overlooking the rear gardens with a glazed roof, views over the rear gardens and countryside, door leading to the rear gardens, wooden flooring and exposed stone wall.

Sitting Room

With windows overlooking the front and side gardens, cornicing detail, picture rail, an electric fire with a granite hearth and a traditional wooden surround and a door leading into the office.





Home Office

With a window overlooking the side garden and into the garden room and cornicing detail.

Ground Floor WC

With a low level WC, pedestal wash hand basin and a frosted glazed sash window into the garden room.

First Floor Landing

With a traditional spindle banister, doors leading to three bedrooms and two bathrooms, loft access with drop down ladder, cornicing detail and a window to the front.

Bedroom One

A good sized double bedroom with a dual aspect to the front and side and superb views over the Dales, cornicing detail, door leading to the bathroom.

Bathroom

With Jack and Jill style doors and a white suite comprising panelled bath, pedestal wash hand basin and low level WC, partially frosted glazed windows to the side with superb countryside views, wood panelling and cornicing detail.



Bedroom Two

A double bedroom with a dual aspect to the front and side and corning detail.

Bedroom Three

A double bedroom with a window to the side, corning detail and picture rail.

Shower Room

With a step-in corner shower, vanity wash hand basin, low level WC, chrome heated towel rail and windows overlooking the rear gardens.

Externally

The property is approached from the rear through a timber gate to a private driveway with off-road parking for several vehicles. There is a timber garage and the rear gardens are mainly laid to lawn with well stocked flower beds and borders, there are a number of mature trees within the rear gardens with stone walled boundaries. There is a timber shed and stone paved patio seating areas at the rear of the garden. To the side of the property, there are lovely views across the Dale.

There are lawned gardens to the front and sides, iron railed and stone walled boundaries with a range of pathways and a gravelled seating area. There are additional mature trees, shrubs and planting to the front garden. The property has a lovely outlook onto Thornton Lodge.

Tenure

The property is believed to be freehold with vacant possession on completion.

Local Authority and Council Tax Band

Richmondshire. Tel 01748 829100.

The property is banded D.

Services and Other Information

The property is served by oil fired central heating, mains electric, water connected. The property is served by a private treatment plant, which is shared with a neighbouring property.

"The Little White Bus" runs daily through the village to Leyburn, Hawes and Garsdale station with trains to Leeds and Carlisle. Aysgarth village only a few miles away offers a variety of amenities including a doctors surgery with its own dispensary and a garage with MOT and repairs, as well as a shop and a Post Office.

The vendors have also advised that there are good levels of broadband speed available.

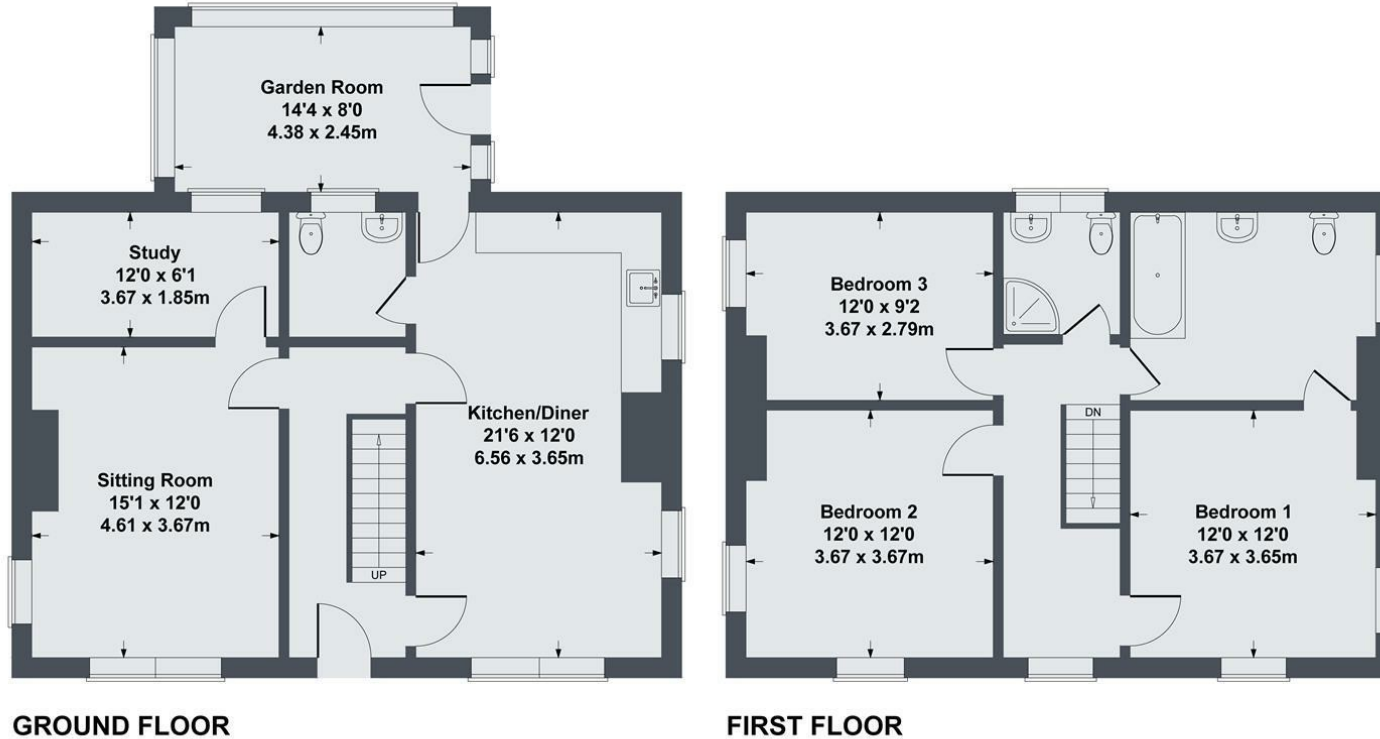
Particulars & Photographs

The particulars were written and the photographs taken in September 2022.

Thornton Lodge Cottage, Thornton Rust, Leyburn, DL8 3AP

Approximate Gross Internal Area

1464 sq ft - 136 sq m



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. 2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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