



LAUREL DENE
Thornton-le-Moor





LAUREL DENE

THORNTON-LE-MOOR

A HANDSOME AND IMPOSING, GRADE II LISTED COUNTRY RESIDENCE, OCCUPYING A SUBSTANTIAL PLOT, EXTENDING TO 1.58 ACRES APPROXIMATELY, WITHIN THE HEART OF THE SOUGHT-AFTER VILLAGE OF THORNTON LE MOOR. BUILT IN THE 18TH CENTURY, LAUREL DENE OFFERS SPACIOUS ACCOMMODATION THROUGHOUT, SET OVER THREE FLOORS, FULL OF CHARACTER AND ORIGINAL FEATURES, WITH SIX BEDROOMS, AND SEVERAL RECEPTION ROOMS. THE PROPERTY ALSO BENEFITS FROM TWO COTTAGES WHICH HAVE PREVIOUSLY GENERATED AN INCOME, AS WELL AS SUPERB, TRADITIONAL WALLED GARDENS, A VARIETY OF OUTBUILDINGS AND A PADDOCK. THE PROPERTY AND COTTAGES REQUIRE RENOVATION AND MODERNISATION THROUGHOUT, YET PROVIDE HUGE SCOPE TO CREATE A TAILOR-MADE, HIGH SPECIFICATION FAMILY HOME

Accommodation

Entrance Hall • Breakfast Kitchen • Dining Room • Drawing Room • Boot Room/
Utility • Cloakroom • Study • Walk in Pantry • Six Bedrooms • Two Bathrooms
Various Attic Rooms • Two Additional Two Bedroom Cottages

Externally

Substantial Walled Lawned Gardens • Courtyard • Private Parking
Variety of Outbuildings/ Workshops • Vegetable Garden • Paddock



GSC GRAYS

PROPERTY • ESTATES • LAND

15 High Street, Leyburn, North Yorkshire, DL8 5AQ

Tel: 01969 600120

www.gscgrays.co.uk

leyburn@gscgrays.co.uk



Situation

Thirsk 6 miles, Northallerton 5 miles, Ripon 14 miles, York 29 miles, Harrogate 32 miles, Leeds 50 miles, (please note all distances are approximate). The property is situated within the attractive village of Thornton-le- Moor, which benefits from a range of countryside walks on the doorstep and is well located, only a few miles from South Otterington, a nearby village offering a local pub and village hall. The nearby market towns of Northallerton and Thirsk offer a good range of amenities, including a wide variety of independent and national shops, several public houses, restaurants, GP practices and supermarkets. The towns also have various schooling options at nursery, primary and secondary levels, as well as private education facilities available in the area, notably Queen Mary's School, Queen Ethelburga's College, Aysgarth and Ripon Grammar School. The property is ideally located with great access links to both the A1 (M) and A19 for commuting across the region and mainline railway stations at Northallerton and Thirsk.

Ground Floor Accommodation

The main house is constructed in red brick flemish bond with several sash windows, as well as a traditional door which leads into an impressive entrance hall. There is a curved glass porch, original doors lead to the living accommodation and a sweeping spindle staircase to the first floor, as well as ceiling rose and useful cloakroom cupboard, with potential for a ground floor WC. The drawing room, offers features of grandeur including sash windows to the front overlooking the walled gardens and a bay window to the rear courtyard, a cast iron fireplace with marble hearth, traditional panelling and a ceiling rose.

To the opposite side of the entrance hall sits the formal dining room, again with sash windows overlooking the front garden and sweeping driveway, a fireplace providing a focal point, with alcoves either side, panelling as well as cornicing and ceiling rose details.





The kitchen sits to the rear of the property with a range of wall and base units, a centre island, as well as doors leading to the walled rear garden, courtyard and windows to both sides. There is a staircase leading to the first floor and a door to a utility area, with a WC and a door to the walled garden, making this an ideal space to be converted into a boot room. A door beyond the utility leads to a room which could be converted into a walk-in pantry or laundry room, with windows to either side.

Within the entrance hall there is also a door to the rear walled gardens and an additional room which could be utilised as a snug or formal study with a lovely view to the rear garden.

First Floor Accommodation

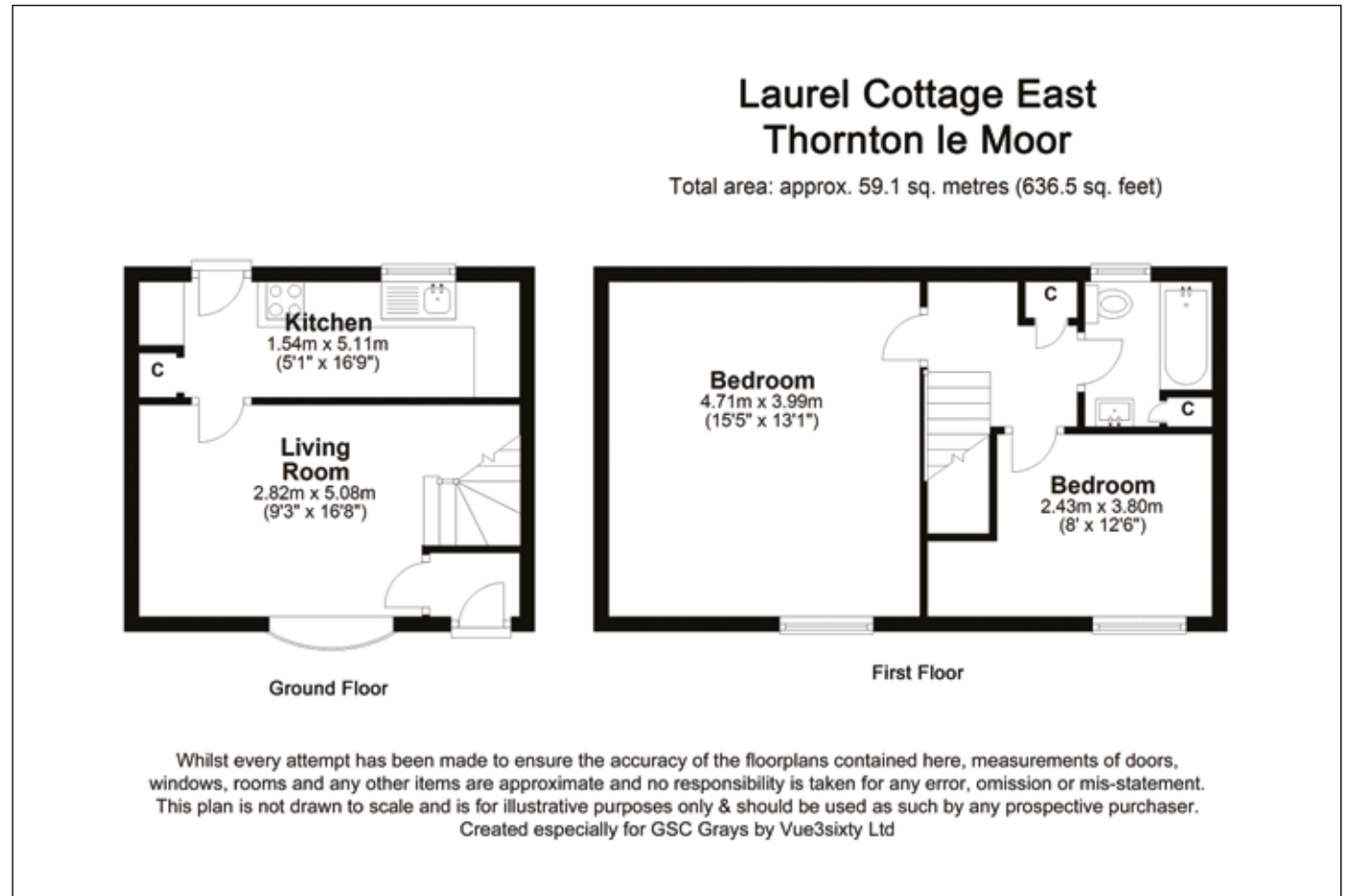
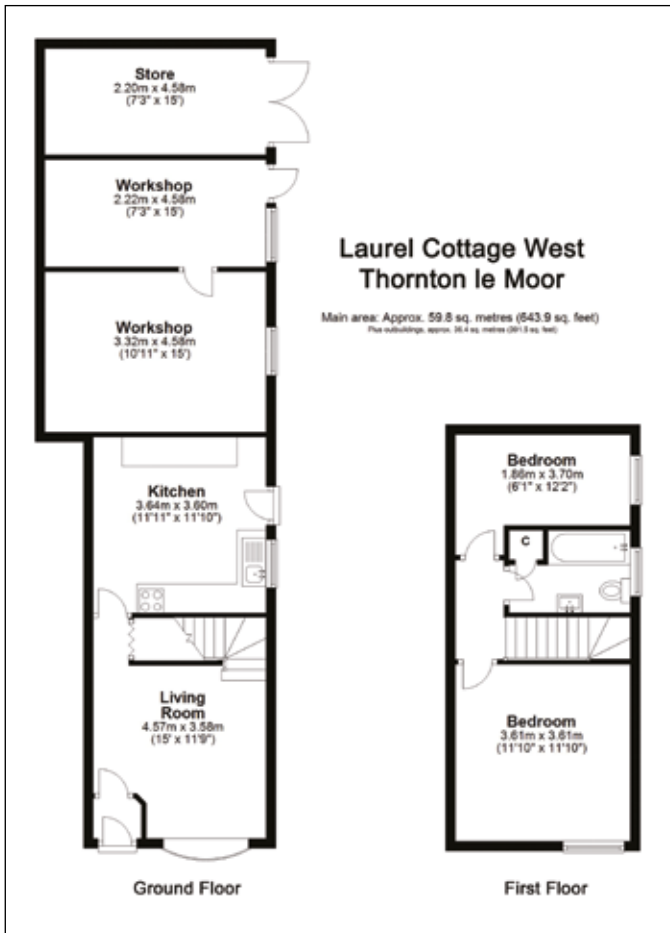
The original staircase leads to a half landing, with a feature arched window overlooking the formal rear gardens, and the main landing with doors to four bedrooms, a bathroom, secondary landing and a staircase to the second floor.

The principal bedroom is situated adjacent to the bathroom, which offers the opportunity to create an enclosed suite area with dressing room and offers lovely features including; fitted wardrobes within alcoves, cast iron fireplace, two sash windows overlooking the front lawns, picture rail, cornicing and ceiling rose details. Bedroom two is a spacious double bedroom, both with sash windows to the front, cast iron fireplace and cornicing, ceiling rose and picture rails and bedroom three is also a double bedroom with a sash window.

Bedroom four offers a sash window to the rear and has potential to be converted into an additional bathroom. The main bathroom benefitting from a bath, WC and basin, as well as curved window overlooking the rear courtyard.

The secondary landing is accessed through a glazed door and there is a staircase to the kitchen, as well as doors to a shower room and two further double bedrooms.







The shower room has a step in shower, WC and basin as well as an airing cupboard and window to the side. Bedrooms five and six are both double bedrooms and have feature fireplaces and sash windows overlooking the rear courtyard.

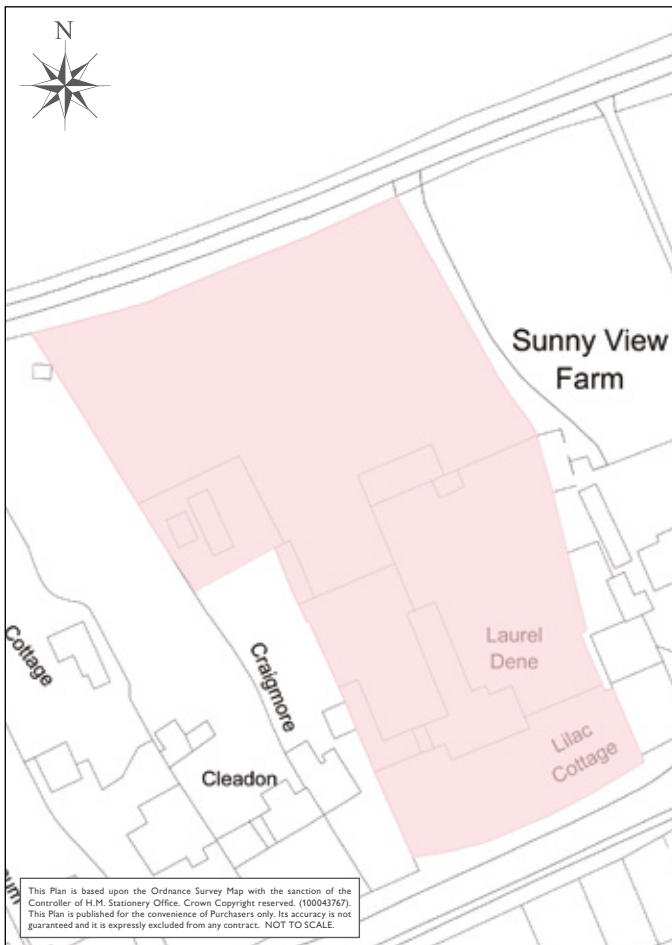
The second floor is accessed by a narrow staircase leading into three separate spacious rooms which have the potential to create a vast playroom, cinema room or additional storage. There is also a hatch leading to a further attic space.

Externally

The property is approached by a sweeping, horseshoe shaped driveway, providing parking for several vehicles, with two entrances within the brick walled boundary. There is a central lawn with a water fountain, as well as mature trees within the front garden. There is a brick wall, with a pedestrian gateway into the formal rear garden and coach style double doors leading to the rear courtyard. The rear courtyard is shared with Laurel Cottage East and West and provides a hardstanding area, with access to the variety of outbuildings and a two-storey workshop, all of which would benefit from refurbishment.

The main garden is an attractive, traditional walled garden, mainly laid to lawn, housing a variety of mature fruit trees, as well as a greenhouse and various shrubs and offers vast potential to create a formal landscaped garden with patio seating area, adjacent to the kitchen.

The paddock is accessed through a timber gate within the courtyard, with timber fenced boundaries, which could be utilised for equestrian or hobby farm use. There is also an additional timber workshop and stone building which has potential to be converted into stabling. The vegetable garden is an enclosed, fenced area situated within a corner of the paddock. There is also a timber gate providing access to a grass lane, which is shared with neighbouring properties and provides a rear access to the paddock.



Laurel Cottages East and West

The main house benefits from converted two cottages, within the main boundary which have previously provided an income and let on an assured shorthold tenancy. The properties also require refurbishment, yet each offer a living room and separate kitchen to the ground floor. To the first floor, there are two bedrooms and a house bathroom.

Services

Mains electricity, water and drainage, is connected. Oil fired central heating.

Tenure, Local Authority & Council Tax

The property is offered freehold with vacant possession upon completion. Hambleton District Council. Laurel Dene is Council Tax Band G, Laurel Cottage East is Council Tax Band C and Laurel Cottage West is Council Tax Band C.

Wayleaves, Easements & Rights of Way

Laurel Dene is sold subject to and with the benefit of all existing rights including rights of way whether public or private, light, drainage, water and electricity supplies and all other rights, obligations, easements, quasi easements and all wayleaves or covenants whether disclosed or not.

Areas, Measurements & Other Information

All areas, measurements and other information have been taken from various records and are believed to be correct but any intending purchaser(s) should not rely on them as statements of fact and should satisfy themselves as to their accuracy.

Viewings

Strictly by appointment via GSC Grays.

Laurel Dene Thornton le Moor

Main area: Approx. 326.4 sq. metres (3513.6 sq. feet)

Plus outbuildings, approx. 28.0 sq. metres (301.0 sq. feet)
Plus attic, approx. 99.9 sq. metres (1078.8 sq. feet)

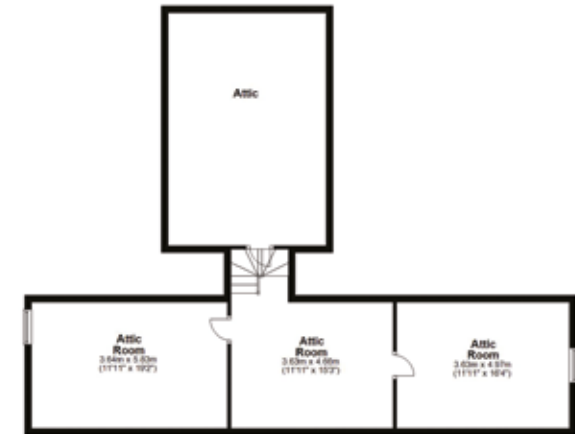
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for GSC Grays by Vue3sixty Ltd



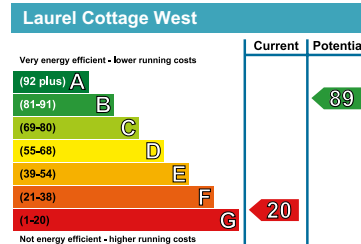
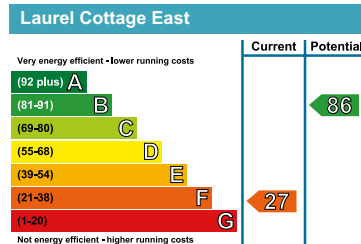
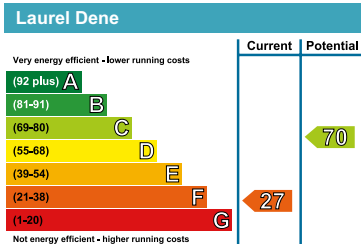
Ground Floor



First Floor



Attic



DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows: 1. These particulars, including any plan, 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 do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their correctness 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 once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them 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.

Particulars written: December 2022
Photographs taken: December 2022