



BRINDLEY HOUSE

Thornton Rust, Leyburn, North Yorkshire DL8 3AW



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Brindley House is an attractive stone built cottage, occupying a lovely position, in the centre of the village of Thornton Rust, within the Yorkshire Dale National Park.

The property offers nicely proportioned accommodation throughout and a manageable garden to the rear, set over various levels. There is an abundance of characterful features, including an exposed stone wall, flag stone flooring, log burning stove, exposed beams and characterful doors. The accommodation has a recently renewed dining kitchen, sitting room and garden room as well as two double bedrooms, a good sized single and house bathroom. There is also a useful outbuilding within the garden which has potential to be converted into a home office subject to consents.



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Situation and Amenities

Thornton Rust is a small village set in the heart of the Yorkshire Dales National Park, located between the villages of Bainbridge and Aysgarth, which both have traditional public houses/hotels and tea rooms. Aysgarth also benefits from a doctor's surgery, petrol station and local store.

The popular market towns of Leyburn and Hawes are also less than 10 miles and have supermarkets, speciality shops, several public houses/restaurants and hotels as well as a weekly market.

Accommodation Comprises

Ground Floor

The front door leads into an entrance hallway, with stone flagged flooring, an exposed stone wall, staircase to the first floor and a window to the side. The dining kitchen has a good range of renewed units with a white frontage and wood work surfaces, a Range style cooker with extractor hood above, space for a dishwasher, washing machine and a fridge freezer. There is ample room for a dining table and a door into the sitting room. The sitting room has a new log burning stove with a wooden surround and tiled hearth, an Inglenook with stone shelving and a stone built TV stand, windows looking into the garden room and exposed beams. The garden room has a recently renewed roof and patio doors leading out to the rear garden.

First Floor

The first floor landing has two useful storage cupboards and latch doors lead into the three bedrooms and bathroom. The principal bedroom is a spacious double, with a cast iron feature fireplace, loft access and a window overlooking the rear garden. The second bedroom is also a double and has a window to the front with a lovely view towards the Yorkshire Dales. The third bedroom is a good sized single, with a window to the front. The house bathroom has a panelled bath with shower above, vanity wash hand basin, low level WC, wood panelling and a discreet storage cupboard.

Externally

The property is approached over the village green to the front door. To the rear of the property, there is an enclosed south easterly facing garden, which is mainly laid to lawn and set over three levels. There is a gravelled seating area adjacent to the garden room, with stone steps leading to a pathway to the second and third lawned tiers. There are well stocked flower beds and borders, housing a variety of mature shrubs and planting. To the rear of the garden, there is a useful stone log store and an additional storage building, which has been plastered and lined, and has the potential to create a useful home office.

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 C.

Services and Other Information

The property is served by LPG bottled gas central heating, mains electric and water connected. There is a shared septic tank drainage with a neighbouring property.

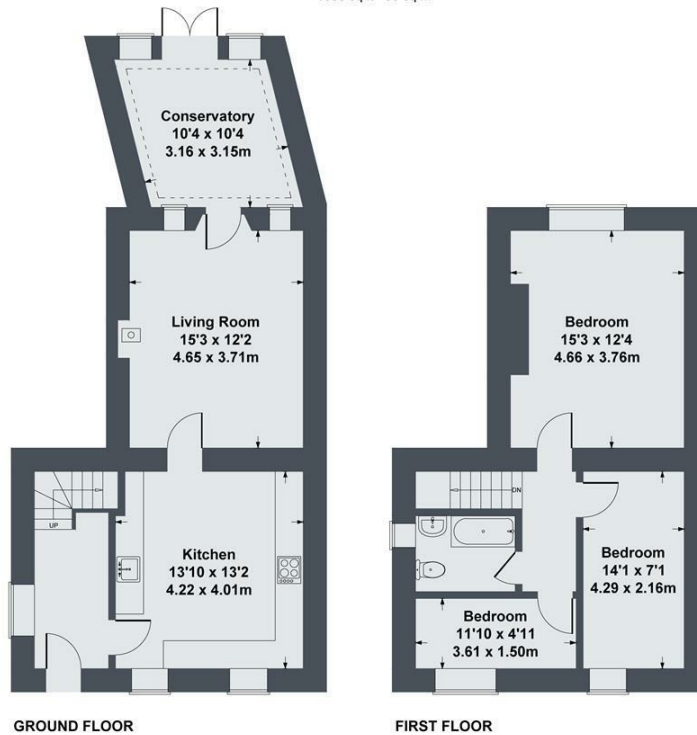
Particulars & Photographs

The particulars were written and the photographs taken in January 2023.



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Approximate Gross Internal Area
1066 sq ft - 99 sq m



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. 2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		18	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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