



LONGRIGG
Thornton Rust, Leyburn



GSC GRAYS

PROPERTY • ESTATES • LAND

LONGRIGG

Leyburn, North Yorkshire, DL8 3AN

An attractive, detached, stone built traditional long house, occupying a lovely position, in the heart of the Yorkshire Dales National Park.

ACCOMMODATION

The property offers spacious and flexible living accommodation, which has been heavily renovated but partially incomplete, which provides the new purchaser the opportunity to create a superb home, to their required tastes. There are several rooms finished to first fix, yet areas, including the kitchen which has been fitted with bespoke good quality units as well as the house bathroom, sitting room and dining areas.

There is also opportunity to create self-contained holiday let accommodation, yet can conveniently be incorporated into the main dwelling if desired. There are lawned gardens to the rear, showcasing views over open countryside and a parking area to the front of the property.

Characterful features of note include, exposed beams, latch doors, exposed stone walls, cast iron original fireplace, and stone sills, to name a few.



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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

A traditional front door leads into a substantial sitting room, with a newly fitted log burning stove, a dual aspect, exposed stone wall and flooring, a staircase to the first floor, alcoves and steps leading into the garden room. The garden room has windows overlooking the rear gardens and a door leading out to the rear garden, as well as raised flower bed and planting area.

The dining room has a traditional cast iron fireplace, exposed stone wall and a dual aspect, with the stone flagged flooring continuing from the sitting room and into the kitchen.

The kitchen has a bespoke newly fitted kitchen, with a good range of units, including an island and granite work surfaces. Integrated appliances include a double AEG oven, dishwasher, induction hob and extractor hood, as well as one and a half sink and space for an American style fridge freezer. There is also a bespoke seating area with a wooden top and storage below, a window overlooking the rear garden and doors leading into the proposed family room/snug and the walk-in pantry. The walk-in pantry has original stone shelving and feature window, as well as a utility area, a door to the front and a WC. Within the utility area there is space for white goods and a Belfast sink.

The proposed family room is currently fitted to first fix, with exposed beams, patio doors leading out to the rear, stone flagged flooring and steps leading down to a secondary porch area, which has a newly fitted front door. This space is prepared to allow an area of the house to be let as a commercial Airbnb/holiday let and has a door leading into a storage room and a window to the front.



First Floor

The proposed principal bedroom is a substantial double and has exposed beams, dual aspect, Velux windows fitted and pipework for an en-suite shower room. There is a door which links to the annex landing and a sliding door leads into a room which could be utilised as a home office, dressing room for the principal bedroom or a fifth bedroom, with a window to the rear and a latch door leading onto the main landing.

The main landing has a feature window, latch doors to the house bathroom and to two further bedrooms, as well as the staircase which leads into the sitting room. The house bathroom has a contemporary fitted suite with a p-shaped bath and shower above, WC, vanity wash hand basin, heated towel rail and frosted glazed window to the front.

The second bedroom is a spacious double with a dual aspect and stone window sill. There is an additional spacious double bedroom with exposed timber floorboards, feature cupboards and beams, window overlooking the rear gardens with a stone sill.

Proposed Annex

There are steps leading up to the proposed self-contained kitchen area within the holiday let, with stone flagged flooring, a door to the rear to create a private seating area for guests, exposed beams and a newly fitted staircase to a first floor landing, which has sufficient space for a seating area, Velux, exposed beams and walls and doors leading to the bathroom and double bedroom.

The bathroom, within the guest accommodation, has a free standing roll top bath, low level WC and pedestal wash hand basin, beams, a newly fitted frosted glazed window, exposed stone wall, extractor fan, towel rail and storage cupboard. The bedroom has vaulted ceilings with exposed beams and a Velux window and an additional door leads into a room which is the proposed principal bedroom for the main house.

Externally

The property is approached by a pathway over the village green with a variety of well stocked flower beds and borders. There is a parking space to the front of the property.

To the rear of the property, there is a spacious garden, mainly laid to lawn, with a stone paved patio seating area to enjoy the open views to the rear, dry stone walled boundaries and well stocked flower beds and borders containing a variety of mature shrubs and planting. There are mature trees and an access gate to the side of the property, with a stone paved pathway and raised flower bed and a discreet area for bin storage.

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 F.

Services and Other Information

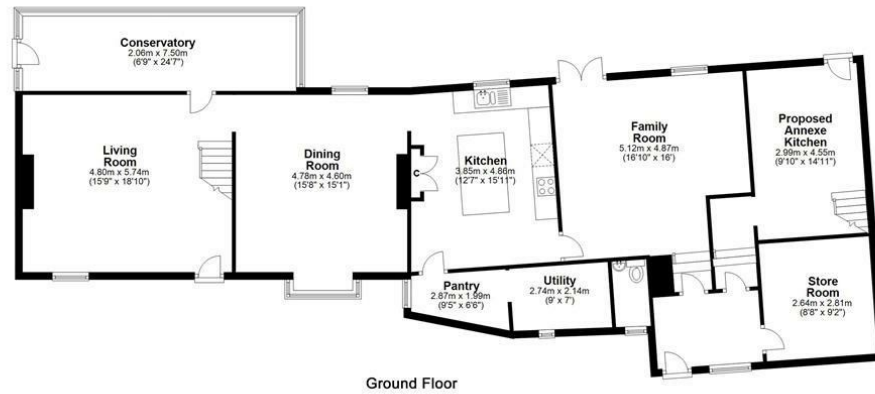
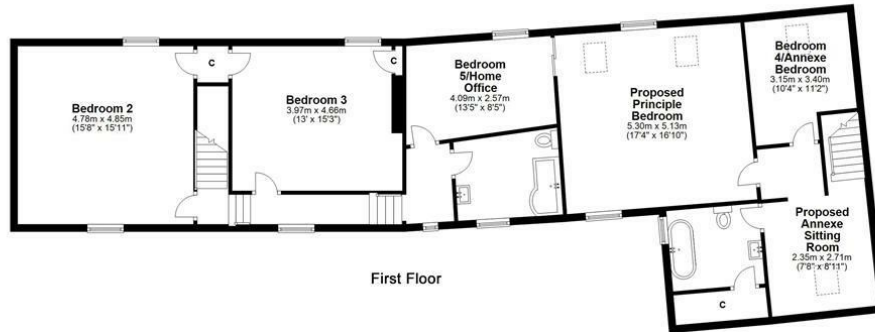
The property is served by oil fired central heating, mains electric, water and drainage connected.

Particulars & Photographs

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

Longrigg Thornton Rust

Total area: approx. 287.4 sq. metres (3093.6 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 Vue36ity Ltd

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			76
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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