



CHAPEL GARTH

Thoralby, Leyburn, North Yorkshire

GSC GRAYS
PROPERTY • ESTATES • LAND

CHAPEL GARTH

THORALBY, LEYBURN, NORTH YORKSHIRE, DL8 3SZ

A HANDSOME, TRADITIONAL YORKSHIRE DALES STONE BUILT PROPERTY, STEEPED IN HISTORY AND SET IN LOVELY GROUNDS OF APPROXIMATELY 1.87 ACRES, IN THE HEART OF THE YORKSHIRE DALES NATIONAL PARK. THE PROPERTY ENJOYS STUNNING VIEWS TO THE FRONT AND THE REAR, AS WELL AS PRIVATE GARDENS, WITH HARDSTANDING TO CREATE A TENNIS COURT AND A COTTAGE COMPLETED TO FIRST FIX WITH HOLIDAY LET POTENTIAL. THERE IS ALSO A GRAZING Paddock AND STABLE BLOCK WITH FOUR LOOSE BOXES, IDEAL FOR EQUESTRIAN USE

Accommodation

Entrance Hall • Drawing Room • Dining Room • Sitting Room/Office
Kitchen • Garden Room • Cloakroom and WC • Utility/Laundry Room
Principal Bedroom Suite • Galleried Landing • House Bathroom
Three Further Double Bedrooms; One With En-suite Shower Room

Externally

Double Garage • Workshop • Cottage Completed To First Fix • Timber Stable
Block With Four Loose Boxes • Gardens • Parking • Grazing 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

Thorlby is an attractive village in the heart of the Yorkshire Dales National Park and is well located to enjoy the vast array of walks and recreational activities the Dales has to offer. There is a public house on the edge of the village and various eateries, public houses available in nearby Aysgarth and West Witton, including the infamous Wensleydale Heifer. The village is also conveniently located from the market towns of Leyburn (8 miles) and Hawes (10 miles) which both host a local market, several hotels, restaurants and public houses with many small speciality shops and eateries. There is a primary school at West Burton and secondary schools are at Leyburn and Richmond. Private education facilities are also located at Sedbergh, Barnard Castle, Aysgarth School at Newton-le-Willows and Queen Marys School at Topcliffe.

Mainline train services are at Northallerton (27 miles) and there are airports at Durham Tees Valley Airport, Leeds/Bradford and Newcastle. Access to the A1 North/South is at Leeming Bar (22 miles). Please note, all distances are approximate.

Chapel Garth

Chapel Garth is an attractive property, with the name originating from a historic Chapel, which occupied the grazing paddock and was demolished by Henry VIII. The main residence is a spacious home and offers several reception rooms, which are accessed from the entrance hall.



The drawing room has three windows, with shutters overlooking the main garden, a cast iron fireplace, with marble hearth and timber surround, as well as various alcoves and shelving. There is also a formal dining room adjacent to the kitchen, which has country style solid wood fronted units, a navy oil fired Aga, ceramic sink and terracotta tiling. Double doors lead into the well-built garden room, which is currently utilised as a breakfast room, with superb views over the gardens and doors leading out to the stone paved patio.



There is also a separate sitting room, currently utilised as a study with an oil burning stove set on a stone hearth, with a triple aspect including an attractive arched window overlooking the field to the rear and towards the village. There is also a useful laundry room which houses a lift for ease of access to the first floor and a separate cloakroom/WC. The rear hall has an area suitable to create a boot room, access to the cellar and storage cupboard.

There is a sweeping spindle staircase leading to a galleried landing, with an attractive arched window, a reading/dressing room which also provides space for the lift from the laundry room, a useful airing cupboard and access to the house bathroom and bedrooms. The principal suite has a lovely outlook over the main garden and paddock, an array of fitted wardrobes and storage and a substantial bathroom, complete with separate shower and bath, with a dual aspect. The second bedroom is also a generous double with a dual aspect and fitted storage, as well as an en-suite shower room. There are two further double bedrooms, both of which benefit from windows overlooking the main gardens. The house bathroom is fitted with bath, WC and basin.



Externally

The property is approached by a sweeping driveway with a stone walled entrance and iron gates to either side. There are lawns to either side of the gravelled drive, with mature trees and plants lining the approach to the substantial parking area for several vehicles. There is a detached stone built double garage, which houses the oil tank and has a first floor storage area, as well as a paved pathway leads to the front door. The main garden is situated at the front of the property, laid to lawn with an abundance of mature shrubs and plants and well stocked flower beds, a private stone paved patio seating area perfect for entertaining, which sits adjacent to the garden room with an additional stone paved seating area and rockery style garden to the rear of the property.



There is an additional lawn and vegetable patch, which sits on the opposite side of the parking area and also provides access to the stables. In addition, there is a hard standing area, previously housing a tennis court, and could easily be re-installed if desired and has stunning views over the Dales. There is also a workshop which is situated to the rear of the property and is an ideal space for storage.

The Cottage

There is a separate stone built cottage, which has been renovated to first fix, with a room which previously housed the kitchen with skimmed walls and a staircase to the first floor for a double bedroom. There is an inner hallway, which has an area and the potential to create a bathroom and a garage conversion, which has potential to create a spacious living room.

The cottage is also attached to the stone built workshop and there is the opportunity to provide private access through wrought iron gates at the rear of the property and a private gravelled seating area.

The cottage provides a great deal of flexibility and the opportunity to create a successful holiday let or accommodation for multi-generational living.

Stables and Grazing Paddock

There is a grazing paddock with dry stone walled and timber post and railed boundaries.

The timber stable block houses four loose boxes, ideal for an equestrian enthusiast. The total plot for the property extends to 1.87 acres approximately.

Services and Other Information

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

Tenure

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

Local Authority and Council Tax Band

North Yorkshire: 01748 829100

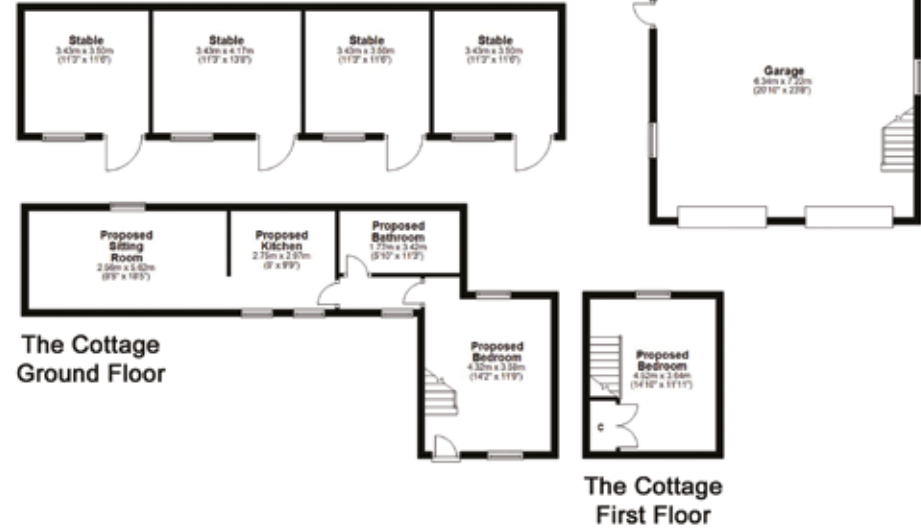
The property is banded G.

Viewings

By arrangement with the agents GSC Grays 01969 600120

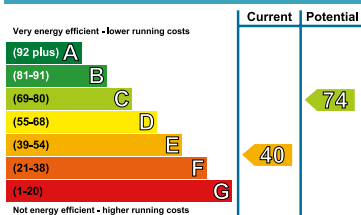
Chapel Garth Thoralby

Main area: Approx. 274.3 sq. metres (2952.2 sq. feet)
 Plus garages, approx. 91.5 sq. metres (985.4 sq. feet)
 Plus outbuildings, approx. 51.3 sq. metres (552.7 sq. feet)
 Plus annex, approx. 64.3 sq. metres (692.0 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

Energy Efficiency Rating



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: May 2023
 Photographs taken: April 2023