



1 GREENFIELDS
Thornton Watlass, Ripon



GSC GRAYS

PROPERTY • ESTATES • LAND

1 GREENFIELDS

Ripon, North Yorkshire, HG4 4AH

A substantial, semi-detached home, tucked away in the highly-regarded and rarely-available village of Thornton Watlass.

ACCOMMODATION

This stone-built property offers neutrally decorated accommodation with a superb flow, ideal for those seeking a family home with private parking and generous gardens.

The substantial accommodation has been recently neutrally redecorated and would benefit from some cosmetic upgrading in places, yet is a fantastic blank canvas. The accommodation includes a large sitting room and dining kitchen and to the first floor, there are three good-sized bedrooms, an en suite shower room and house bathroom.

To the rear, the property benefits from a good sized garden and lovely views over open fields.



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Situation and Amenities

Thornton Watlass is a rural village situated midway between the market towns of Bedale and Masham, which provide a variety of shops, amenities and leisure facilities. The village itself has a public house, church and primary school with further schools in Bedale, Masham, Leyburn and Ripon, with local bus connections.

The nearby market town of Bedale offers a good range of amenities including a wide variety of independent and national shops, several public houses, restaurants, a GP practice, sports clubs and a supermarket. There are also 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 School at Newton le Willows and Ripon Grammar School.

Bedale (3.1 miles), Masham (4.5 miles), Leyburn (9.5 miles), Ripon (12 miles), Richmond (12.6 miles). Access to the A1 for both North & South is at Leeming Bar (5 miles). Main Line train services are available from Northallerton & Darlington with airports at Durham Tees Valley, Newcastle & Leeds/Bradford. Please note that all distances are approximate.





Accommodation

The property enters into an entrance hall, where there is a useful storage cupboard and doors to the sitting room, dining kitchen and ground floor w.c.

The dining kitchen has ample space for a dining table and has been fitted with a good range of wood-effect fronted units with space for free-standing white goods, a one and a half bowl sink, two further useful storage cupboards, patio doors leading out to the front garden and a window to the front.

The spacious sitting room has patio doors to the rear as well as a window looking onto the garden.

The first floor landing gives access to three double bedrooms as well as two useful storage cupboards.

The substantial principal bedroom has an en suite shower room with corner shower, vanity basin and w.c. as well as a Velux roof light. The two further double bedrooms enjoy views over the garden and the fields beyond.

The house bathroom has a panelled bath, step-in shower, w.c and basin.



Externally

To the front of the property, there is allocated parking and a drive which is shared with 2 Greenfields. There are lawned areas with mature trees and a small, stone-paved patio seating area as well as a discretely-screened oil tank. A stone-paved pathway leads up to the main entrance, which is located at the side, and onwards to the rear garden.

The triangular-shaped rear garden would benefit from landscaping and has hedged and fenced boundaries along with a small, stone-paved patio seating area. It is mainly laid to lawn with lovely views over open fields.

Viewings

Strictly by appointment with GSC Grays. Telephone: 01748 829 217.

Tenure

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

Services

Mains electric, water and drainage. Oil-fired central heating.

Local Authority & Other Information

North Yorkshire Council. Council tax band D.

The property is situated in a Conservation Area.

2 Greenfields

2 Greenfields will be coming to the market shortly and further details regarding this 2 bedroom semi-detached property are available from the selling Agent.

Wayleaves and Rights of Way

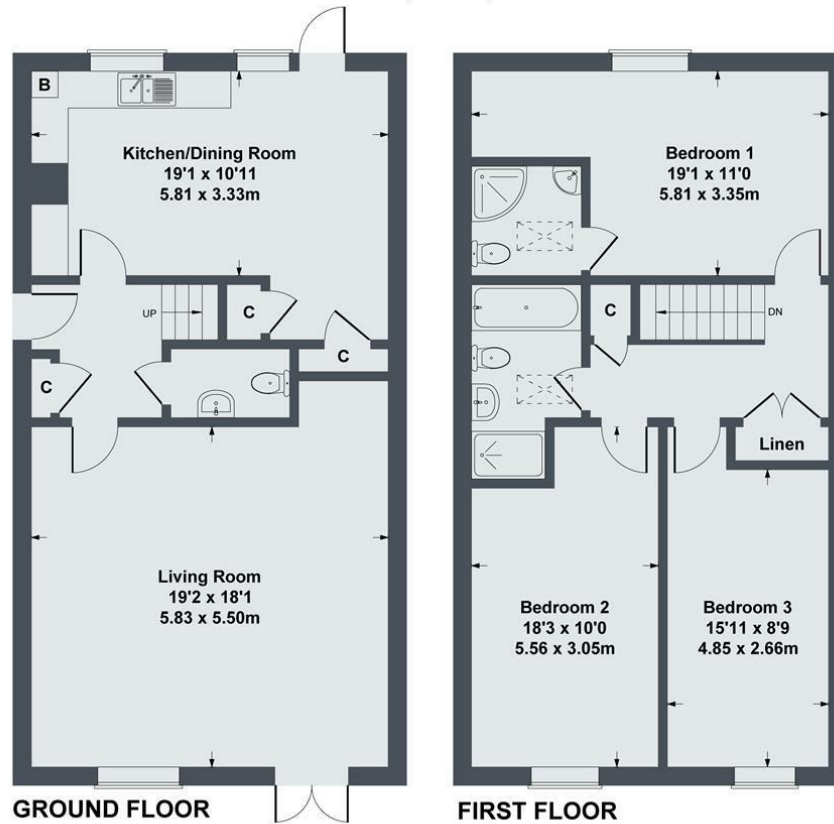
The driveway is owned by 1 Greenfields with a right of access for 2 Greenfields. To the front of the property there is allocated parking for 1 & 2 Greenfields. A copy of the plans are available from the selling Agent upon request.

Particulars and Photographs

Particulars prepared and photographs taken October 2025.

1 Greenfields, Thornton Watlass HG4 4AH

Approximate Gross Internal Area
1421 sq ft - 132 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. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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