



THORAL COTTAGE THORALBY  
Leyburn



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# THORAL COTTAGE THORALBY

Leyburn, North Yorkshire, DL8 3SZ

An attractive, detached, stone-built property set in the heart of the Yorkshire Dales National Park. This charming cottage benefits from plenty of character and a substantial workshop.

## ACCOMMODATION

Tucked away down a lane and with an array of character features including wrought-iron railings, traditional doors, sash windows, cornicing, various period fireplaces and stone walled gardens to name a few.

The spacious living accommodation would be suitable for either a permanent or second home, with two reception rooms as well as a dining kitchen, three good-sized double bedrooms, a large bathroom and a study.

Externally, the charming, cottage-style gardens wrap around three sides of the property and include a variety of lawns, well-stocked flower beds and borders and seating areas. There is also a substantial stone-built workshop and allocated parking area, making this an ideal home from which to enjoy the lovely surroundings of the Dales.



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5&6 Bailey Court Colburn Business Park, Richmond, North Yorkshire, DL9 4QL

01748 829217

[agency@gscgrays.co.uk](mailto:agency@gscgrays.co.uk)

[GSCGRAYS.CO.UK](http://GSCGRAYS.CO.UK)

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## Situation and Amenities

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. It also benefits from a pub. There are various eateries and public houses available in nearby Aysgarth and West Witton, including the infamous Wensleydale Heifer.

The village is also conveniently located near to the market towns of Leyburn (8 miles) and Hawes (10 miles), which both host a local market and have several hotels, restaurants and public houses along with many small speciality shops and eateries. There are secondary schools at Leyburn and Richmond. Private education facilities are also located at Sedbergh, Barnard Castle, Aysgarth School at Newton-le-Willows and Queen Mary's School at Topcliffe.

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





### Accommodation

The property enters into a formal entrance hall which has space for a study area and doors leading into the sitting room, dining kitchen and ground floor cloakroom.

The dining kitchen has contemporary, solid fitted units with granite worktops, a Range-style cooker, integral dishwasher and space for free-standing white goods, as well as a discrete open pantry. There is ample space for a dining table, windows looking out to the rockery garden and a doorway leading into the formal dining room, which has an open-fire with marble surround, useful under-stairs storage cupboard and a window overlooking the substantial seating area outside.

There is an additional entrance hall with stairs to the first floor and into the sitting room which has wood panelling, log-burning stove and a window overlooking the gravelled seating area.



The substantial first floor landing gives access to the four bedrooms including three good-sized doubles, two of which are situated at the front of the property and enjoy lovely views over the Yorkshire Dales. The principal bedroom benefits from a feature fireplace and walk-in wardrobe.

There is a third good-sized double bedroom and a room currently used for storage, but would equally make an ideal home study.

There is a substantial bathroom with a white fitted suite including large bath, separate double shower, w.c, basin and a large storage cupboard

### Externally

The property has wraparound gardens to three sides with a substantial, formal gravelled garden with stone-paved patio seating area, raised flower beds, borders and wrought-iron railings. There is a good-sized lawn to the side, which is particularly private, as well as two stone-built log stores and a cottage garden with rockery-style flower beds which also house a variety of mature plants.

There is also a large stone workshop with light and power connected, which houses the oil tank.

### Parking

The property has a parking space close by, adjacent to the garden, which would fit 2 small vehicles. There is also space at the side of the property to park a further car.

### Owners' Insight

Our vendors describe Thorald Cottage as a lovely house in a quiet location with no through-traffic. The pretty village of Thorald is very friendly.

### 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.

### Wayleaves and Rights of Way

We understand a neighbour has a right of way over the car park, by foot to access their garden.

### Services

Mains electric and water. Oil-fired central heating.

### Local Authority

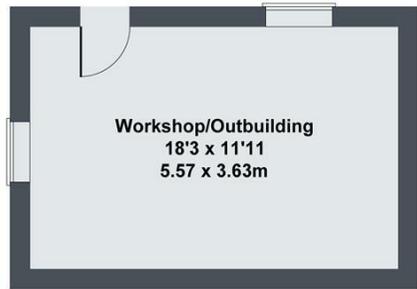
North Yorkshire Council. Council tax band E.

### Particulars and Photographs

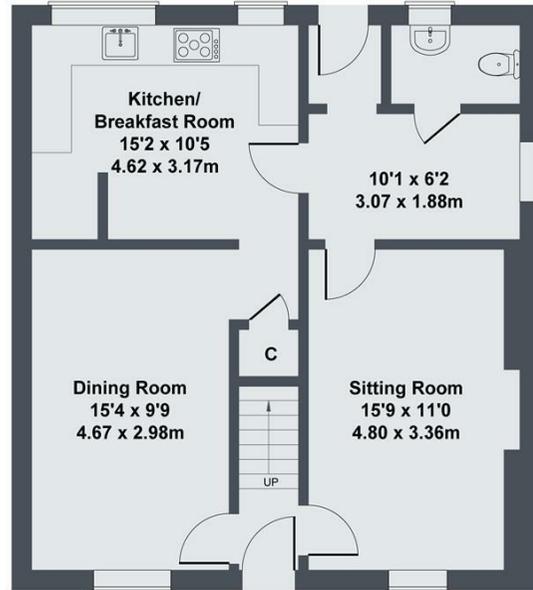
Particulars prepared and photographs taken October 2025.

# Thoral Cottage, Thoralby

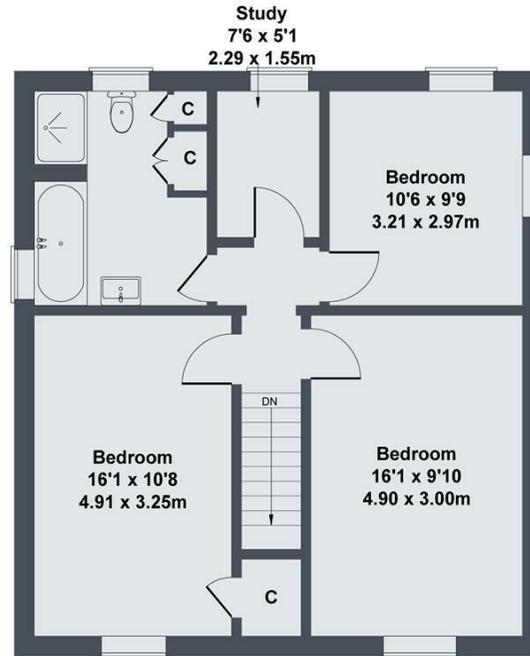
Approximate Gross Internal Area  
1518 sq ft - 141 sq m



**OUTBUILDING**



**GROUND FLOOR**

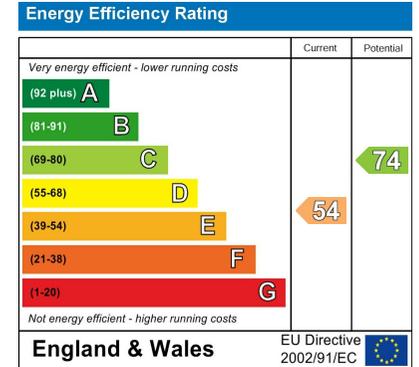


**FIRST FLOOR**

**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



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