



STONEGARTH
Thirn, Ripon



STONEGARTH

Thirn, Ripon, North Yorkshire, HG4 4AU

A fantastic opportunity to purchase a spacious family home which has been well-maintained yet offers scope for modernisation.

ACCOMMODATION

Situated within a substantial plot, this superb property has a peaceful setting within the highly regarded village of Thirn, close to the Yorkshire Dales National Park and is a few miles away from the market towns of Bedale and Masham and also local commuting links.

The property has two reception rooms, with the option to change the dining room into a home office or snug, a breakfast kitchen, a utility room and four great sized double bedrooms to the first floor including a principal with an en suite shower room.

The lovely private gardens extend to the front and rear and the attached double garage provides the opportunity to extend into the living accommodation, subject to consents.



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Situation and Amenities

Thirn is a rural village situated midway between the market towns of Bedale and Masham, which provide a variety of shops, amenities and leisure facilities. Bedale offers 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 (4.4 miles), Masham (3.7 miles), Leyburn (8 miles), Ripon (12.7 miles), Richmond (12.6 miles). Access to the A1 for both North & South is at Leeming Bar (6.2 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

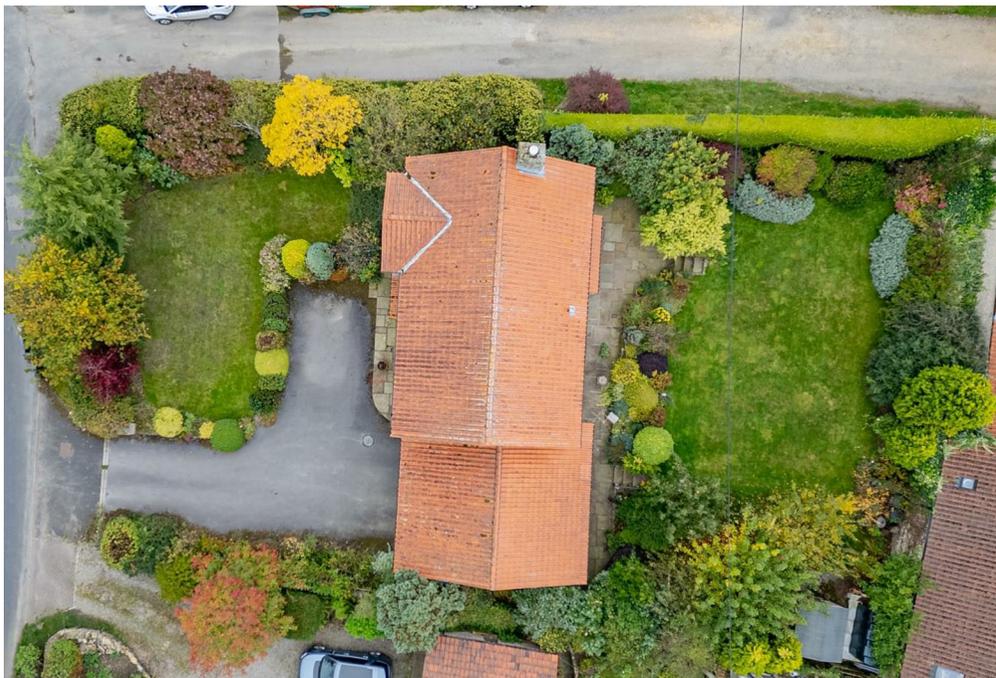
The property enters into a substantial entrance hall which has a staircase leading to the first floor, an under-stairs storage cupboard and doors to all of the ground floor accommodation.

The good-sized dining kitchen has a range of units, integrated double oven and hob, space for additional white goods, a window overlooking the rear garden, doors to the utility and double garage and ample space for a dining table. The utility has further fitted units, a sink, space for white goods and a door leading to an under-cover area in front of the garage.

The two reception rooms include a good-sized sitting room with feature fireplace and patio doors leading out to the rear gardens and a dual aspect dining room overlooking the front garden. There are double doors linking the sitting room to the dining room. There is also a ground floor w.c.

To the first floor, there is a large galleried landing providing access to the four double bedrooms, three of which benefit from fitted wardrobes and storage. The principal bedroom also has an en suite shower room, along with a dual aspect to the rear.

The house bathroom has been fitted with a bath, basin and w.c as well as a storage cupboard which holds potential to be converted into a separate shower if desired.



Gardens and Grounds

The property benefits from gardens predominantly to the front and rear, with access to both sides of the house. There is a substantial drive providing parking for several vehicles, leading up to the attached double garage.

To the front, there is a garden which is mainly laid to lawn with well-stocked flower beds and borders. The rear garden benefits from a good-sized, stone-flagged patio seating area adjacent to the house. Stone steps lead up to a substantial lawn, surrounded by well-established flower beds and borders, as well as a variety of fruit trees, a discreetly screened timber shed and the oil tank.

Double Garage

The double garage has light and power connected. Pedestrian doors lead from the dining kitchen and into the rear garden. There are two up-and-over electric doors and a window to the rear.

Owners' Insight

Our vendors love the countryside village of Thirn and the semi-rural lifestyle with good access to amenities. The secluded garden is not overlooked and is a suntrap to the rear. The comfortable property is well laid out with flexible living space and there is a spacious drive and garage.

Tenure

The property is offered freehold, with vacant possession on completion and no onward chain.

Viewings

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

Local Authority

North Yorkshire Council. Council tax band F.

Services & Other Information

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

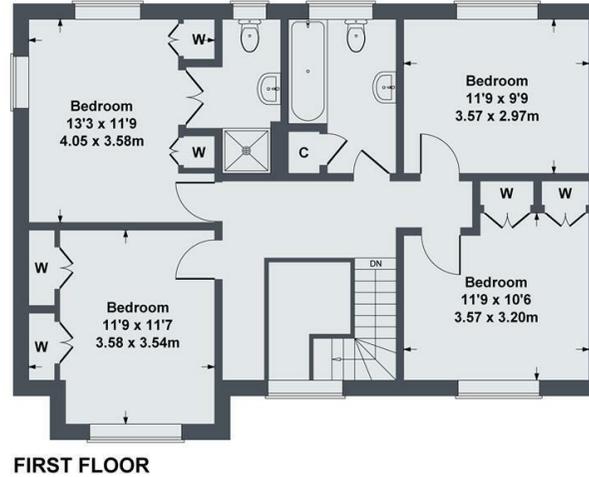
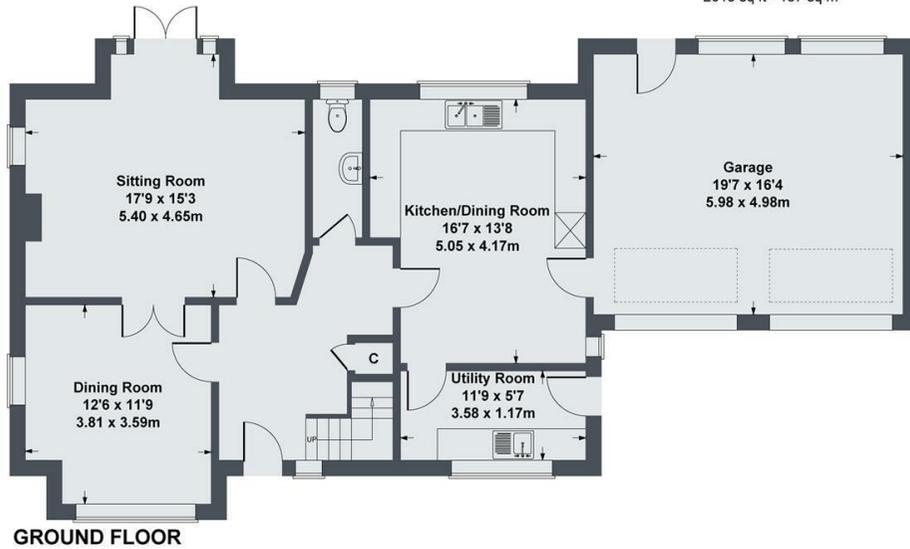
We understand that the property is timber frame construction and stone built.

Particulars and Photographs

Particulars prepared and photographs taken October 2025.

Stonegarth, Thirn

Approximate Gross Internal Area
2013 sq ft - 187 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	65	76
	EU Directive 2002/91/EC	



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