



A well-presented three-bedroom family home offering spacious living accommodation and picturesque countryside views to the front. Situated in an elevated position within the sought-after village of Thornton-le-Moor, ideally located between Thirsk and Northallerton, this property also offers the potential to extend (subject to planning permission).

Inside, the home features a through lounge with an attractive multi-fuel stove, a recently fitted kitchen and a separate utility room. Upstairs, there are three generous bedrooms alongside a recently updated bathroom.

Externally, the property benefits from off-street parking and attractive, low-maintenance gardens surrounding the home. The rear garden is fully enclosed, mainly laid to lawn, and includes a versatile wood cabin suitable for a variety of uses.

Council tax band C

Hillside

Thornton Le Beans, Northallerton,
DL7

Asking Price:

£275,000

EPC Rating: D



Location:

Located in the highly sought-after and peaceful village of Thornton Le Moor, nestled between Thirsk and Northallerton, the property enjoys delightful views over open fields to both the front and rear. The surrounding area offers convenient access to local schools, shops, and leisure facilities. Commuters benefit from excellent road links, with easy access to the A19, A1(M), and major routes connecting to the larger urban centres of Leeds, Teesside, York, and Harrogate.

Directions:

Leaving Northallerton along High Street (A167), continue to the roundabout and take the 3rd exit onto High Street (B1333). Follow the B1333 to the next roundabout, then take the 2nd exit onto Thirsk Road (A168). After approximately 3.5 miles, turn right onto Thieffhole Lane and continue for 0.4 miles. The property will be found on the left.

Entrance Hall: 4'11"x5'9" (1.5mx1.75m)

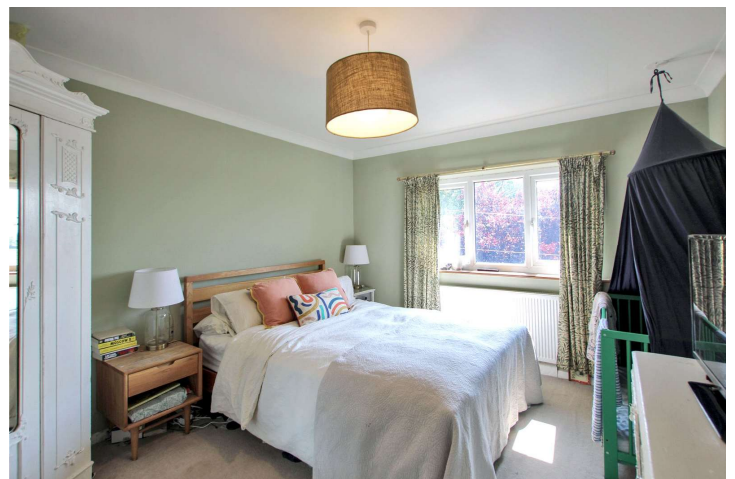
With uPVC door from front, laminate wood floor, stairs to first floor and door opening to living room.

Living Room: 20'1"x10'10" (6.12mx3.3m)

with uPVC double-glazed windows to the front and French doors to the rear overlooking the enclosed rear garden. Cast iron multi-fuel stove on slate hearth with Oak mantle over and coved ceiling.

Kitchen: 10'4"x10'11" (3.15mx3.33m)

featuring uPVC double-glazed windows to the rear and side aspects. Fitted with a stylish range of newly installed matching wall and base units with complementary worktops



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and tiled splashbacks. Includes a Belfast sink, integrated dishwasher, fridge, and freezer, as well as a sleek induction hob, electric oven and extractor fan. Finished with a contemporary floor to ceiling radiator for both style and practicality.

Utility Room: 5'9"x9'7" (1.75mx2.92m)

With uPVC door to the side, matching wall and base units, plumbing for a washing machine, large storage cupboard, seating area and radiator.

Landing:

Access to loft

Bedroom one: 13'7"x10'11" (4.14mx3.33m)

With uPVC double-glazed window to front aspect and coved ceiling.

Bedroom two: 13'6"x11' (4.11mx3.35m)

With uPVC double-glazed windows to front and side aspect, built in hanging and shelving, storage cupboard housing hot water cylinder and radiator.

Bedroom three: 11'1"x6'4" (3.38mx1.93m)

With uPVC double-glazed window to the rear elevation, coved ceiling and radiator.

Bathroom: 6'4"x3.39 (1.93mx3.39)

Fitted with two uPVC double-glazed windows to the rear elevation, this bathroom features fully tiled walls and flooring. Includes a P-shaped bath with dual shower and shower screen, pedestal wash basin, low flush W.C., LED mirror, and a chrome towel radiator.



Rear garden:

The rear garden is mainly laid to lawn and features a paved patio area, ideal for outdoor dining and relaxation. Enclosed by mature hedging and wooden fencing, the space offers a good degree of privacy. A side gate and pathway provide convenient access to the garden. Additional features include a garden shed, greenhouse, and a versatile wood cabin.

Wood Cabin: 15'3"x8'9" (4.65mx2.67m)

The wood cabin offers a versatile space ideal for use as a home office, teenager's room, or a peaceful garden retreat. Timber-lined and thermally insulated, it features double-glazed doors and windows, as well as light and power, making it a comfortable and functional extension of the home.



Front garden:

At the front of the property, a low-maintenance garden features off-street gravelled parking alongside raised flower beds filled with mature plants and shrubs. Steps ascend to a paved patio area that leads to the main entrance of the home.



Tenure - Freehold

Viewing - By appointment through James Winn

Clauses:

1/ James Winn Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error. 3/ We believe the property is freehold, but we always recommend verifying this with your solicitor should you decide to purchase the property. 4/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 5/ All EPCs are generated by a third party and James Winn Ltd accepts no liability for their accuracy. 6/ The floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Buyers must satisfy themselves of any size or shape before committing to any expense. Terms of Website Use Information provided on our website is for general information only. It may not be wholly accurate, complete or up-to-date and should not be relied upon. Intellectual Property The copyright and other intellectual property rights in our website & brochures are owned by us or our licensors. All rights are expressly reserved. Unauthorised use By accessing our site, you agree not to attempt to gain any unauthorised access or to do anything which may interfere with the functionality or security of our site.

Mortgage and financial advice:

James Winn Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage adviser based in Northallerton. Call 01609 777125 or 01845 524488. (Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it). Minimum age 18.

Please note:

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. If you have any concerns, we recommend that you ask us to verify any queries before going to any expense.

Material information:

The following information should be read and considered by any potential buyers prior to making a transactional decision:

SERVICES: We are advised by the seller that the property has mains electricity, water and drainage.

MAINTENANCE / SERVICE CHARGE: N/A

WATER METER: NO

PARKING ARRANGEMENTS: Parking for 2 cars

BROADBAND SPEED:

The maximum speed for broadband in this area is shown by inputting the postcode at the following at the following link here <https://www.broadbandcheck.co.uk/>

ELECTRIC CAR CHARGER: N/A

MOBILE PHONE SIGNAL: No known issues

The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential

GROUND FLOOR
426 sq.ft. (39.6 sq.m.) approx.

1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 864 sq.ft. (80.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract