



2 Bedrooms

James Winn Estate Agents have the pleasure of offering for sale this charming and unique home, ideally situated in the peaceful village of Little Thirkleby, near Thirsk. Enjoying a semi-rural position, this property offers bright, open plan living complete with characterful exposed beams, a log burner and off-street parking. Benefitting from active planning permission for extension and outbuilding conversion potential.

This property offers an incredible combination of countryside charm, convenience, and exciting future expansion potential.

Manor Farm Cottages

Vicar Hill Lane, Little Thirkleby,
YO7

Asking Price:

£360,000

EPC Rating: F



Location:

Situated in Little Thirkleby, a charming, peaceful village situated south of Thirsk, positioned on the edge of the North York Moors National Park. It offers the ideal balance of quiet country living with everyday convenience, situated just minutes from the A19 and within a 10-minute drive of Thirsk town centre.

Sowerby and Nearby Thirsk offer a variety of everyday facilities including shops, supermarkets, cafes, restaurants, pubs, healthcare services, schools and leisure facilities. This area is well known for its welcoming community, attractive countryside surroundings, and excellent access to scenic walks and outdoor activities.

Thirsk provides convenient transport links to surrounding towns and cities, with good road connections via the A19 and easy access towards Northallerton, York, and the wider North Yorkshire area. The location is ideal for those seeking a peaceful residential setting while remaining within reach of essential amenities and commuter routes.



For additional information and full photo gallery please visit www.jameswinn.co.uk



Directions:

From Thirsk Market Place, head south along York Road to join the A19 southbound towards York. Continue on the A19 for approximately 2.5 miles, then take the left-hand turn signposted for Little Thirkleby. Follow the village lane, where the property is located on your right.

Entrance Hall:

1.69 x 3.90

A welcoming entrance hall featuring wood-look tiling, accessed via an accoya front door. The space includes a spacious under-stair storage cupboard and provides access to the open-plan kitchen/living area, with carpeted stairs leading to the first floor.



Kitchen Dining Room:

7.51 x 3.92

Seamlessly finished with wood-effect floor tiling throughout, the bright open-plan living area showcases exposed beams and brick accent pillars. The living space centres around a log burner with brick surround. The kitchen is fitted with classic oak worktops and a large kitchen island. It comprises of an electric oven with gas hob, integrated dishwasher, fridge and freezer, with a large rear window. An archway leads directly through to the rear porch.



Porch:

1.08 x 0.90

A practical rear porch features built-in storage cupboards, complete with accoya stable door, providing access to the rear of the property.

Landing:

1.37 x 5.10

The first-floor landing is accessed by carpeted stairs and benefits from carpeted flooring throughout, fitted with a radiator and spacious under-stairs cupboard. From here, doors lead to the second bedroom, utility room and full family bathroom, with a second carpeted staircase leading to the loft conversion.



Bedroom 2:

3.99 x 2.98

Accessed from the landing, the second bedroom features carpeted flooring and a feature fireplace recess.

Utility Room:

2.53 x 0.99

The spacious utility room features linoleum flooring, fitted spotlights, and a radiator. The space offers space for a washing machine and tumble dryer, complete with custom built-in shelf for added convenience.

Bathroom:**3.92 x 2.26**

Finished with tile flooring and wood panelled walls, the bathroom features a freestanding bath, separate bar shower, and heated towel rack.

Master Bedroom:**5.77 x 3.37**

Positioned on the top floor of the property within the loft conversion and accessed via carpeted stairs, the master bedroom benefits from fitted wardrobes and storage throughout, with two velux skylights bringing in plenty of natural light.

Ensuite Bathroom:**2.45 x 1.14**

The master leads through to an en-suite WC, featuring a tiled built in vanity with basin and heated towel rack.

Garden:

To the exterior, the property benefits from a generous plot including off-road parking for two vehicles on a gravelled driveway. Sitting to the rear of the property is a patio area with integrated raised planter bed.

The exterior provides a detached block of five interconnected brick outbuildings beneath a slate roof, providing external storage.

Planning Permission:

Outbuilding Conversion: Planning permission granted for the conversion of the existing outbuildings into a three-car garage, garden store, log store and office.

Side Extension: Planning permission granted for a side extension onto the property to include a second reception room and utility room onto the ground floor, and an additional two bedrooms on the first floor.



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 provided electricity and water, an oil tank, and septic tank.

MAINTENANCE / SERVICE CHARGE: No

WATER METER: No

PARKING ARRANGEMENTS: Driveway 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: No

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 buyer.

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 EPC`s 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 & Financial Services::

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 advisor based. 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.

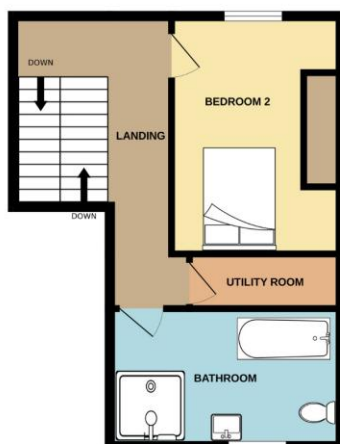
Tenure - Freehold

Viewing - By appointment through James Winn

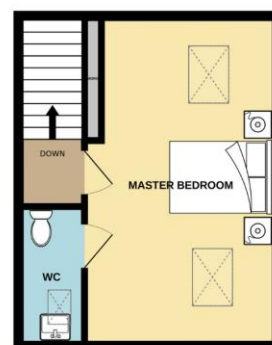
GROUND FLOOR
425 sq.ft. (39.5 sq.m.) approx.



1ST FLOOR
387 sq.ft. (36.0 sq.m.) approx.



2ND FLOOR
281 sq.ft. (26.1 sq.m.) approx.



TOTAL FLOOR AREA: 1094 sq.ft. (101.6 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		78 C
55-68	D		
39-54	E		
21-38	F	23 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