



HAVENHURST

THORNTON RUST, WENSLEYDALE, DL8 3AN

£350,000
FREEHOLD

A Spacious Detached Stone Cottage dating back to 1827 with lovely aspect quietly situated within this picturesque Wensleydale village. Requires updating. Entrance Porch, Hall, Lounge, Sitting Room, Kitchen/Dining Room, Utility Room, Shower Room/WC, 3 Bedrooms, Bathroom/WC, Garage, Ample Parking, Garden, LPG Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band E. EER F30. NO ONWARD CHAIN.

NORMAN F.BROWN

Est. 1967

HAVENHURST

- DETACHED • 3 BEDROOMS • PLEASANT ASPECT • GARAGE AND AMPLE PARKING • QUIET DALES SETTING • REQUIRES UPDATING



DESCRIPTION

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ENTRANCE PORCH

Tiled floor. Double glazed external door to side. Glazed door to Hall.

HALL

Understairs cupboard, radiator, stairs to first floor. Double glazed window to rear. Part glazed doors to Kitchen/Dining Room and Entrance Porch. Doors to Lounge, Sitting Room and Shower Room/WC.

SITTING ROOM

Multi fuel stove, wall lights, radiator. Double glazed windows to side and front. Glazed sliding doors to Lounge. Door to Hall.

LOUNGE

Corner multi fuel stove with stone hearth, wall lights, radiator. Double glazed windows to side and front. Glazed sliding doors to Lounge. Door to Hall.

KITCHEN/DINING ROOM

Tiled surrounds, stainless steel one and half bowl sink unit with mixer tap, laminate work surfaces, fitted cupboards and drawers, built in electric oven and 4 ring ceramic hob with extractor hood over, built in fridge and freezer, radiator. Double glazed windows to front and rear. Glazed doors to Utility Room and Hall.

UTILITY ROOM

Tiled surrounds, stainless steel single drainer sink unit with mixer tap, laminate work surface cream cupboards, plumbing for washing machine, wall mounted LPG gas fired boiler, loft hatch. Double glazed external door to rear. Glazed door to Kitchen/Dining Room.

SHOWER ROOM/WC

Fully tiled walls, pedestal wash hand basin, tiled shower cubicle with electric shower, wc, chrome heated towel ladder. Double glazed window to rear. Sliding door to Hall.

LANDING

Radiator, access to large loft space with drop down hatch and pull down ladder, also containing the hot water cylinder. Double glazed window to rear. Doors to Bedrooms and Bathroom.

BEDROOM 1

Fitted wardrobes, radiator. Double glazed windows to side and front. Door to Landing.

BEDROOM 2

Fitted wardrobes, dressing table and overhead cupboards, radiator. Double glazed window to front. Door to Landing.

BEDROOM 3

Fitted wardrobe over the stairs, radiator. Double glazed windows to side and rear. Door to Landing.

BATHROOM/WC

Fully tiled walls, pedestal wash hand basin, panelled bath with shower over and curtain and rail, wc, radiator. Double glazed window to rear. Door to Landing.

OUTSIDE

Front Garden

Enclosed by stone walls with tarmac driveway providing ample parking, lawn, shrubs outside courtesy lights, lpg gas tank, electric meter box .

Detached Garage

Power connected, hipped roof with rafter storage. Up and over door to front. Window to side. Personnel door to side.

Small Walled Rear Garden with flower bed

SERVICES

Mains electricity and water. Septic tank drainage.

GRADE II LISTED

THORNTON RUST VILLAGE STREET SD 98 NE (north side) 14/176 Havenhurst 25.3.69 - II Calvinist chapel and school, now house. Dated 1827. Rubble, stone slate roof. 2½ storeys, 2 first-floor windows. Quoins. On ground floor, to left, C20 canted bay window; to right, C20 4-light casement window. First floor: 3-light casements. Above, in centre, panel inscribed "THIS CALVINIST CHAPEL and SCHOOL ROOM were ENDOWED and ERECTED By JOHN TOMLINSON of this place AD 1827" with long stepped hood-mould. Ashlar copings. End stacks. Rear elevation, modern casement windows and, above, the heads of 2 round-headed windows with imposts and keystones. End entry on right return. The schoolroom was on the ground floor, and the chapel above. The minister acted as schoolmaster. One of the few Calvinist chapels still surviving in England. VCH i, p 214.

Listing NGR: SD9745188831

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 408898.

Local Authority - North Yorkshire Council – Tel: 0300 1312131

www.northyorks.gov.uk

Broadband and Mobile Phone Coverage – please check using this website

<https://checker.ofcom.org.uk>

Property Reference – 18696834

Particulars Prepared – May 2025.

IMPORTANT NOTICE

These particulars have been produced in good faith to give an overall view of the property. If any points are particularly relevant to your interest, please ask for further information or verification, particularly if you are considering travelling some distance to view the property.

All interested parties should note:

i. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer or contract or any part thereof.

ii. All measurements, areas or distances are given only as a guide and should not be relied upon as fact.

iii. The exterior photograph(s) may have been taken from a vantage point other than the front street level. It should not be assumed that any contents/furnishings/furniture etc. are included in the sale nor that the property remains as displayed in the photographs.

iv. Services or any appliances referred to have not been tested and cannot be verified as being in working order. Prospective buyers should obtain their own verification.

FREE MARKET APPRAISAL

We will be pleased to provide an unbiased and professional market appraisal of your property without obligation, if you are thinking of selling.

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CALL TODAY TO ARRANGE YOUR APPOINTMENT

Our qualified mortgage and financial advisor will be pleased to advise you on the wide range of mortgages available from all of the mortgage lenders without charge or obligation.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

A life assurance policy may be required. Written quotation available upon request.

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ADDITIONAL INFORMATION

Local Authority – North Yorkshire Council

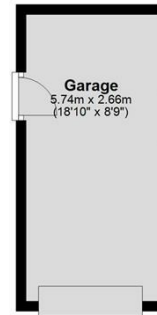
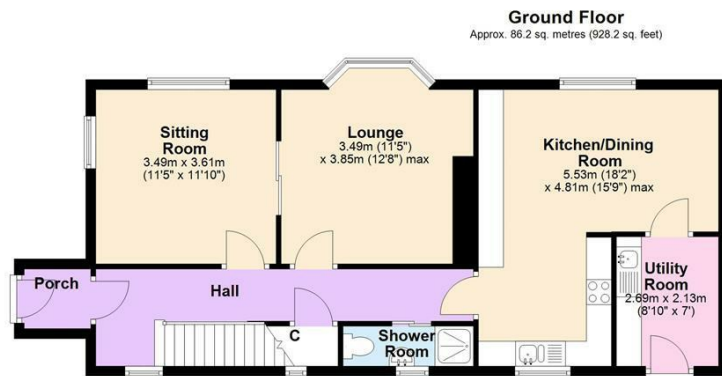
Council Tax – Band E

Viewings – By Appointment Only

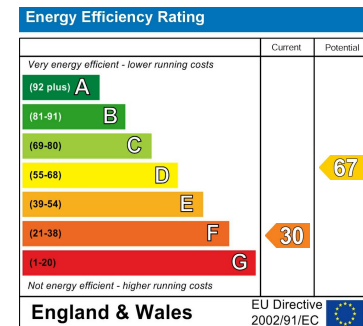
Floor Area – 1376.00 sq ft

Tenure – Freehold





Total area: approx. 127.9 sq. metres (1376.5 sq. feet)



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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Est. 1967