



**ROBIN COTTAGE,**  
**3 SILVER STREET, THORNTON STEWARD, HG4 4BE**

**£185,000**  
**FREEHOLD**

A Pleasantly Situated Terraced Cottage with open outlook within a rural setting between Leyburn and Bedale. Lounge, Kitchen/Dining Room, Downstairs Bathroom/WC, Pantry Cupboard, 3 Bedrooms, Small Low Maintenance Front Garden, Timber Store, Nearby Communal Parking, Oil Fired Central Heating, UPVC Double Glazing. EER E50. Council Tax Band B. NO ONWARD CHAIN.

**NORMAN F. BROWN**

Est. 1967

# ROBIN COTTAGE,

- 3 BEDROOMS • OPEN FRONT
- OUTLOOK • OIL CENTRAL HEATING • UPVC
- DOUBLE GLAZING • NEARBY COMMUNAL
- PARKING • SMALL FRONT PATIO
- GARDEN • NO ONWARD CHAIN



## DESCRIPTION

A Pleasantly Situated Terraced Cottage with open outlook within a rural setting between Leyburn and Bedale. Lounge, Kitchen/Dining Room, Downstairs Bathroom/WC, Pantry Cupboard, 3 Bedrooms, Small Low Maintenance Front Garden, Timber Store, Nearby Communal Parking, Oil Fired Central Heating, UPVC Double Glazing. EER E50. Council Tax Band B. NO ONWARD CHAIN.

## LOUNGE

Beamed ceiling, stone surround fireplace, television point, telephone point, radiator, electric meter cupboard, understairs storage cupboard, stairs to first floor. Double glazed window to front. Double glazed entrance door to front. Door to Kitchen/Dining Room.

## KITCHEN/DINING ROOM

Tiled surrounds, single drainer sink unit with laminate work surfaces, oak effect cupboards with chrome handles and under unit lighting, built-in electric oven and ceramic hob with stainless steel extractor over, built-in dishwasher, fridge space, plumbing for washing machine, oak boarded floor, radiator. Double glazed window to front. Doors to Lounge, Pantry and Bathroom/WC.

## PANTRY

Fitted shelves, fridge/freezer space. Door to Kitchen/Dining Room.

## BATHROOM/WC

Tiled surrounds, pedestal wash hand basin, panelled bath with shower attachment, separate shower cubicle with electric shower, wc, pine boarded ceiling, ceramic tiled floor, wall cabinet with mirror doors, chrome heated towel ladder. Double glazed window to front. Door to Kitchen/Dining Room.

## LANDING

Radiator. Double glazed Velux window. Doors to Bedrooms.

## BEDROOM 1

Built in cupboard, radiator, access to loft space. Double glazed windows to front. Door to Landing.

## BEDROOM 2

Radiator. Double glazed window to front. Door to Landing.

## BEDROOM 3

Radiator, airing cupboard with hot water cylinder and immersion heater and access to loft space. Double glazed window to front. Door to Landing.

## OUTSIDE

### TO THE FRONT

Communal parking available nearby. Block paved patio across which the neighbouring property number 4 has vehicular access. Canopy over front door with light, flower beds, timber garden shed, metal coal bunker, containerised oil fired boiler.

## SERVICES

Mains electricity, water and drainage. Oil fired central heating.

## GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 420622.

Local Authority - North Yorkshire Council – Tel: 0300 1312131

[www.northyorks.gov.uk](http://www.northyorks.gov.uk)

Broadband and Mobile Phone Coverage – please check using this website

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

Property Reference – 18786009

Particulars Prepared – March 2026.

## 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.

## FREE IMPARTIAL MORTGAGE ADVICE

## 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.

### AML POLICY

AML Policy (When an offer is accepted):

In accordance with The Money Laundering Regulations 2017, we are required by law to:

- Verify the identity of all buyers
- Check the Politically Exposed Persons and
- Check the Sanctions registers.
- Verify proof of and source of funds for the purchase - What form that takes depends on your position, but we ultimately need you to provide to us (in the office or via email) evidence of the funding you have in place for the purchase price. That may include proof of deposit, an Agreement in Principle from a lender or if you are a cash buyer, a Bank Statement.

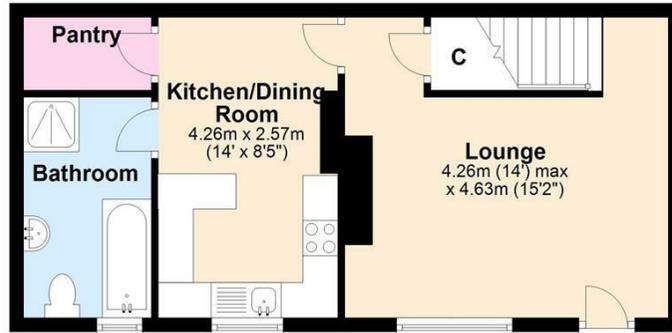
The cost of the Identity verification, PEP & Sanctions register checks are £15 for one person and £25 for two people. We will send you a link to the Guild 365 app (which you will need to download) to complete this.

## ROBIN COTTAGE,



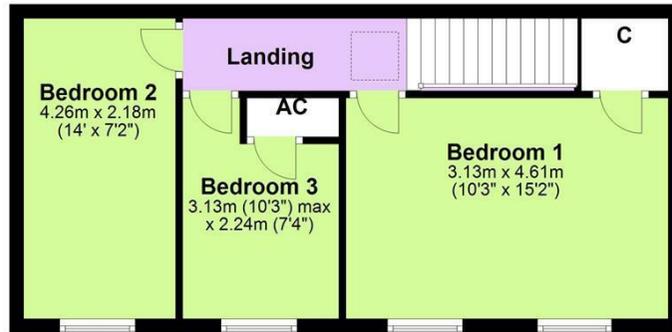
### Ground Floor

Approx. 39.3 sq. metres (423.0 sq. feet)



### First Floor

Approx. 39.3 sq. metres (423.0 sq. feet)



Total area: approx. 78.6 sq. metres (845.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>100</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>50</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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

Richmond Office Sales  
14 Queens Road  
Richmond  
North Yorkshire  
DL10 4AG

01748 822473  
richmond@normanfrown.co.uk  
www.normanfrown.co.uk

