Foxglove Cottage

Low Lane, Thirkleby, Thirsk, YO7 2BZ

RobinJessop

A UNIQUE DETACHED BUNGALOW WITH GARDENS, WOODLAND & GRASS PADDOCKS EXTENDING TO 19.64 ACRES AVAILABLE AS A WHOLE OR IN 2 LOTS

- Detached Two Bedroom Bungalow
- Potential to Extend (STPP)
- Gardens, Woodland, Paddocks and Ponds
- Wrap Around Gardens
- Accessible Location
- 19.64 Acres Overall
- In Need of Modernisation
- Available as a Whole or in 2 Lots
- Lot 1 - Guide Price: £450,000 - £500,000
- Lot 2 - Guide Price: £125,000 - £150,000

SITUATION

A19 Interchange 0.2 miles, Thirsk 6 miles, A1(M) Interchange at Dishforth, Northallerton 12 miles, York 20 miles, Darlington 27 miles (all distances are approximate).

The property is situated on the edge of the attractive rural village of Thirkleby, occupying a secluded position with far-reaching, uninterrupted views across the surrounding countryside.

Both lots benefit from direct roadside access and are conveniently located within easy reach of the market towns of Thirsk, Northallerton and Helmsley, all of which offer a comprehensive range of everyday amenities and services. The property also enjoys excellent connectivity to the A19 and A1(M), providing straightforward access to the larger centres of York and Darlington, which offer an extensive range of shopping, leisure, educational and transport facilities.

DESCRIPTION

A rare opportunity to acquire a charming residential smallholding or equestrian property extending to approximately 19.64 acres, situated on the edge of the popular rural village of Thirkleby.

Foxglove Cottage is an attractive traditional two-bedroom bungalow, occupying a delightful position within landscaped gardens and surrounded

by adjoining paddocks. The property is accessed directly from the public highway, leading to a generous parking area, while a separate access serves the grassland. The property is offered for sale as a whole or in two separate lots, providing flexibility for a range of purchasers.

Lot 1 - The Bungalow, Gardens, Woodland and Paddocks Extending to 6.35 Acres. (Edged Red)

Lot 1 comprises a detached two-bedroom bungalow set well back from the road and approached via a private driveway leading to a generous parking area to the front of the property.

The accommodation is well laid out and briefly comprises an entrance hall leading into the main hallway, from which all of the principal rooms are accessed. The dining room overlooks the gardens and leads through to a conservatory, while the lounge, featuring an open fireplace, connects to the traditional kitchen. Off the kitchen is a family bathroom fitted with a bath, separate shower, WC and wash hand basin, together with a useful utility room providing access to the rear garden. The accommodation is completed by two good-sized double bedrooms, both with fitted wardrobes.

Whilst the bungalow would benefit from modernisation, it offers excellent potential for improvement and could be extended or reconfigured, subject to the necessary consents, to create a superb family home.

Outside, the property is surrounded by well-established gardens with lawns, mature trees, shrubs and a variety of fruit trees, creating a private and attractive setting. There is also a paved patio, a detached brick workshop, greenhouse and several useful garden sheds.

Beyond the gardens are paddocks extending around the eastern side of the property, together with an area of mature woodland to the north and west. Within the woodland is a timber pole barn, providing useful storage and offering potential for further improvement. Beyond the woodland lies a further paddock extending to approximately 3.5 acres, incorporating two attractive ponds and offering excellent opportunities for grazing, conservation, tree planting or simply enjoying the surrounding countryside.

Overall, Lot 1 offers an increasingly rare opportunity to acquire a bungalow with established gardens, woodland and pasture with excellent scope to modernise and create an exceptional rural home.

Lot 2 – 13.29 Acres of Grassland (Edged Blue)

Lot 2 extends to approximately 13.29 acres of productive grassland. The land has been well maintained and managed, most recently being cut for hay and haylage, although it is equally well suited for grazing livestock or equestrian use.
Access is taken via the entrance to Thirkleby Caravan Park, as identified by the 'X' on the sale plan. The land is relatively level, with well-maintained boundaries providing clearly defined enclosures.

The land is classified as Grade 2 on the Agricultural Land Classification Map, reflecting its quality and versatility for a range of agricultural and rural uses.

Whether purchased separately or alongside Lot 1, the land represents an excellent opportunity to acquire a useful block of grassland in an accessible rural location.

Overall, Foxglove Cottage presents a rare opportunity to acquire a residential smallholding extending to approximately 19.64 acres, with excellent potential to create an outstanding equestrian property, lifestyle holding or rural family home. Alternatively, the property is available in two lots, providing flexibility for a range of purchasers.

GENERAL REMARKS & STIPULATIONS

VIEWING
Strictly by Appointment with Robin Jessop Ltd – Telephone 01969 622800 or 01677 425950

OFFERS
All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.

MONEY LAUNDERING REGULATIONS
Please note that if you are the successful purchaser it is now a legal requirement for you to provide 2 forms of ID. This will need to be provided personally in our office where we can take copies of both this and proof of funds, which we also require to comply with Money Laundering Regulations.

METHOD OF SALE
The property is initially being offered for sale by Private Treaty. However, we reserve the right to conclude the sale by any other means at our discretion.

BOUNDARIES
The boundaries of the property are shown edged red and blue on the plan within this brochure.

Upon completion, it will be the responsibility of the purchaser of Lot 1 to erect a stockproof fence on the new boundary.

WHAT3WORDS
///ecologist.caressed.jogging

FIXTURES & FITTINGS
Only those fixtures and fittings described within this brochure are included in the sale.

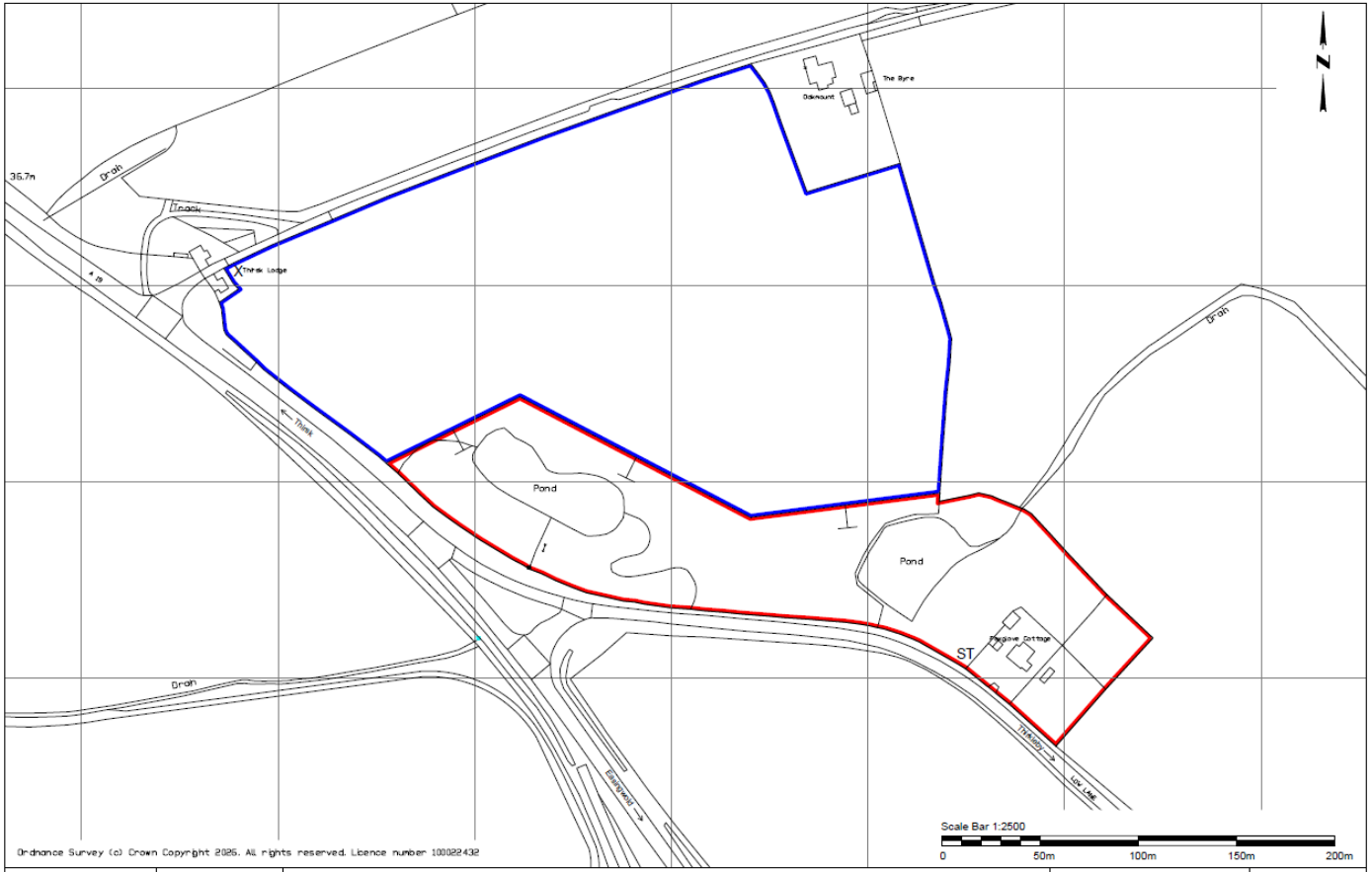
TENURE
Freehold with vacant possession.

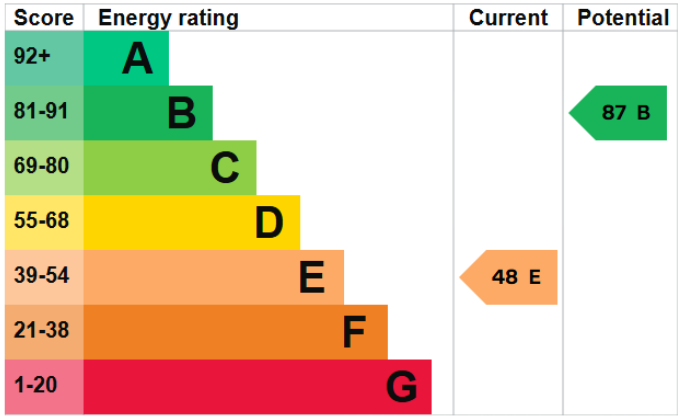
COUNCIL TAX
Band C.

SERVICES
Mains electricity. Mains water. Septic Tank Drainage. Oil fired central heating. Broadband connection available.

Foul drainage is to a septic tank marked “ST” on the plan. We have had the septic tank tested and MW Waste have confirmed that the tank was installed before 1983 and therefore does not need to be compliant and is still working. However, it would benefit from replacing in the mid term.

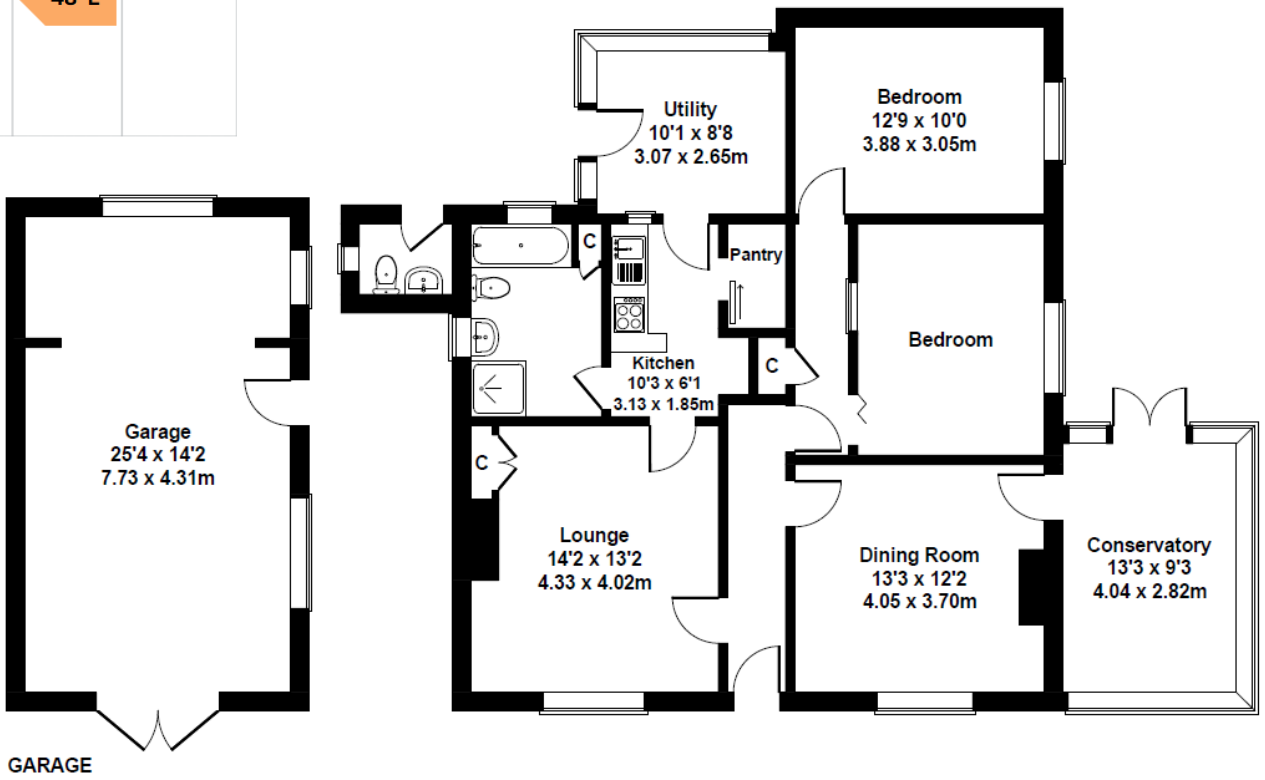
Asbestos
With regards to any asbestos on the property, a detailed asbestos survey has not been carried out by Robin Jessop Ltd or the Vendors. On completion of the sale it will be the responsibility of the Purchaser(s) to comply with the Control of the Asbestos Act at Work Regulations 2012.





Foxglove Cottage, YO7 2BZ

Approximate gross internal area
House 108 sq m - 1163 sq ft
Garage 33 sq m - 355 sq ft
Total 141 sq m - 1518 sq ft



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. 2026

Robin Jessop Ltd
info@robinjessop.co.uk
01969 622800
01677 425950
www.robinjessop.co.uk

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