

Sunny Bank Thorpe



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Sunny Bank

Thorpe, Nr Linton, North Yorkshire

BD23 6BJ

Guide Price: £695,000

A delightful four bedroom family home with garden and a croft located in the heart of the Yorkshire Dales.

LOCATION

Located in the hamlet of Thorpe, this Grade II Listed property is close to the market towns of Grassington and Skipton which offer a wide range of amenities including schools, shops, supermarkets and transport links to the cities of Leeds, Manchester and beyond.

DESCRIPTION

Sunny Bank is a four bedroom characterful property offering generous family accommodation. The property briefly comprises,

On the ground floor; Living Room with open fire and original stone staircase leading to the first floor; Reception Room with open fire; Kitchen with fitted units and an electric aga along with a Utility/ Store Room.

On the first floor; Four double bedrooms; House Bathroom and a separate W/C.

Externally there is a small croft extending to circa 0.22 acres, enclosed front and rear gardens, a double garage with a private driveway and ample off road parking.

SERVICES

The property benefits from mains electricity, an oil fired heating system, water from the Thorpe village spring water supply and drainage is to a shared septic tank.

TENURE

The property is held freehold and vacant possession will be granted upon completion.



Grassington: approx. 2 miles

Skipton: approx. 10 miles

Settle: approx. 15 miles

Leeds: approx. 32 miles

EPC

Rating F (36)

COUNCIL TAX

Sunny Bank is in Council Tax Band 'D'. The normal charge for Band D properties in Thorpe, North Yorkshire for 2026/2027 is £2,036.32. For further details please visit the North Yorkshire Council website.

DIRECTIONS

From Threshfield, travel along the B6160 towards Burnsall for approximately 1.5 miles before turning right onto an unnamed road, signposted to Linton. Travel for approx. 0.5 miles before entering the village of Thorpe. Take the right hand fork once in the village and proceed for less than 100 metres and the property is on your right hand side marked by a "For Sale" board.

WHAT3WORDS

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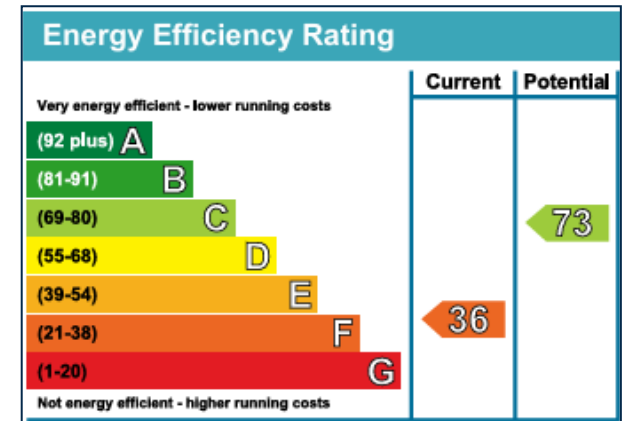
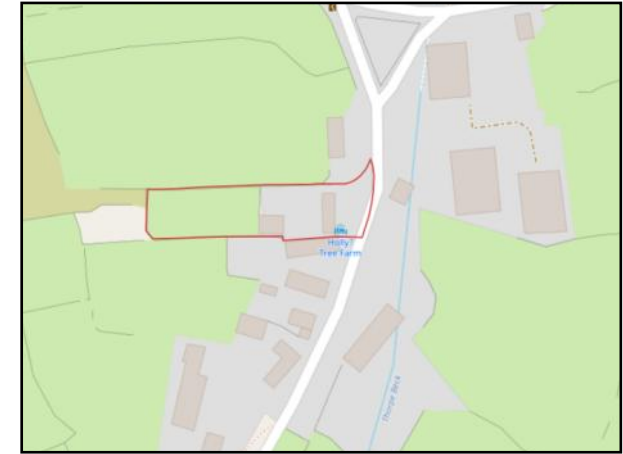
VIEWING

Please contact David Claxton at WBW Surveyors to register your interest in the property and to arrange a viewing. The property is currently occupied and viewings will be carried out over a series of dates that will be arranged to be convenient with the current occupant and the Vendors.

OFFERS AND ENQUIRIES

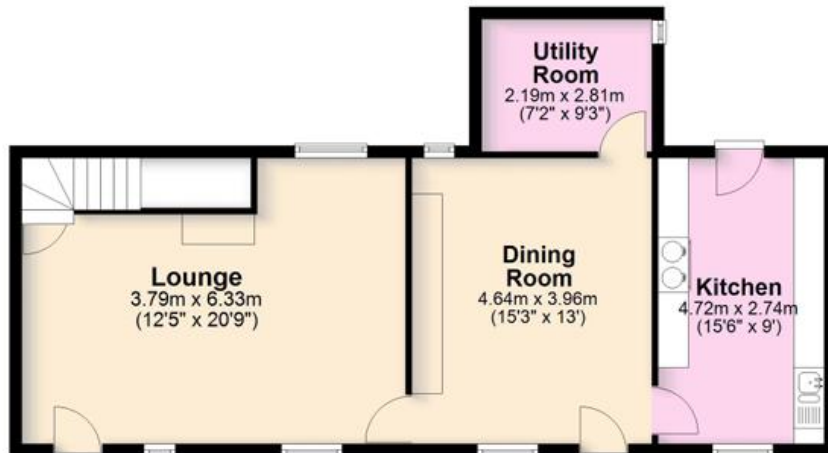
Offers are invited for the property and the Vendor reserves the right to seek best and final offers at anytime during any stage in the marketing process. To make an offer or to raise any queries please contact David Claxton on 01756 692900 or email david.claxton@wbwsurveyors.co.uk

Details Prepared: March 2026



Ground Floor

Approx. 67.7 sq. metres (728.4 sq. feet)



First Floor

Approx. 66.0 sq. metres (710.7 sq. feet)





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GENERAL: While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. **SERVICES:** Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we do strongly advise prospective buyer to commission their own survey or service reports before finalising their offer to purchase. **PLANNING PERMISSION:** We have not verified any planning permission and you and your professional adviser must satisfy yourselves of any planning permission or building regulations. Any comments about planning and development are for general guidance only and your professional adviser must advise you. We cannot give any warranty about development potential. **ANTI MONEY LAUNDERING:** We are required by the HMRC to undertake Anti Money Laundering checks for all buyers and sellers to the contract. These checks are carried out through Smartsearch and there is a fee of £25. + VAT per buyer. We also require details of your source of funds. We are unable to mark a property Sold Subject to Contract, until the checks have been completed satisfactorily.