

Forte Horn

Thornton Steward, Nr Ripon, North Yorkshire, HG4 4BD



A fascinating and historical Grade II listed country house with flexible accommodation and the bonus of a separate 2 bedroom cottage.

Masham 6 ½ miles, Middleham 4 miles, Leyburn 6 miles, Ripon 15 miles, Harrogate 26 miles, Northallerton Railway Station 19 miles and The A1(M) 11 miles.

GUIDE PRICE
£1,100,000



Forte Horn was built in 1803 by Captain Horn who lived next door in The Old Hall. The purpose of the Forte was to provide an early lookout in the Dales should Napoleon decide to attack England. The Forte was garrisoned by men from the Loyal Dales Infantry until the regiment was disbanded a year after Waterloo (1816). As the threat of war faded the Forte was turned into a family dwelling and is very much as we see today.

Reception hall, drawing room, sitting room, kitchen/breakfast room, utility room, 4 bedrooms, 3 bathrooms, garage. Cottage with sitting room, kitchen/breakfast room, 2 double bedrooms and bathroom.

Forte Horn is approached via a private drive to a parking area for several vehicles and through the front door into a large hallway, which could double as a dining room, with a flagstone floor and wooden beams. The drawing room is a magnificent room and is situated just off the hall, it has a large open fireplace with a Jet master fire in-situ, wooden mantelpiece and surrounds. There is a large feature window and further bay window with a door giving full access to the garden. There is a door leading from the drawing room into a second sitting room and leading further into an inner hallway leading in turn to a double bedroom and bathroom. This area could form a separate cottage with its own front door should an incoming purchaser so wish (and subject to the usual planning/listed permission. This was granted a few years ago but has now

lapsed). The kitchen/breakfast room leads off the hall and is an excellent size and being on two levels. There is a range of Oak base and eye level units made by County Kitchens of Leyburn with a sink, plumbing for a dishwasher and an Everhot cooker with extractor fan over. A couple of steps lead up to the dining area with a large window overlooking the garden. There is a door leading to the rear hall with a large storage cupboard currently used to house large fridge and freezer, coat/boot space and door out to the garden.

Stairs lead from the hall to the first floor. There is a large master bedroom with a generous bay window and views over the garden. Small original built-in cupboard with shelves and glass fronted door above, built in wardrobe. There is a second double bedroom on this floor which is currently used as a dressing room. Bathroom with panel enclosed bath with a separate shower attachment over and glass screen, pedestal wash-handbasin and low level WC with a wall mounted heated towel rail.

The stair case continues to the second floor. Large double bedroom with a built-in wardrobe and large bay window giving spectacular views over the garden and views beyond. Shower room with a shower cubicle, pedestal wash handbasin, low level WC and wall mounted heated towel rail. There are doors leading to eaves storage space.





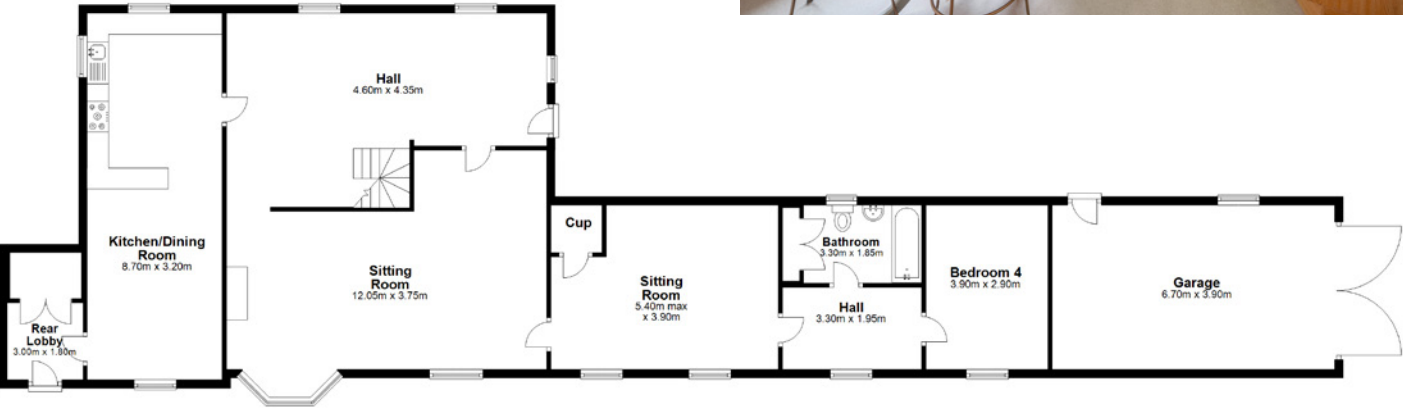
Garden Cottage, Forte Horn

The Cottage is situated to the side of the main house and provides good sized accommodation with a large sitting room with a log burner; kitchen/breakfast room, 2 double bedrooms and a family bathroom.

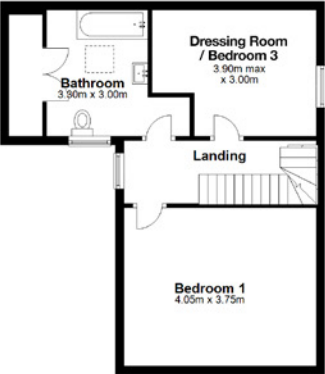


Floorplans

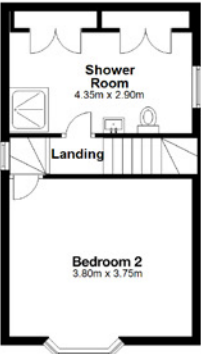
Ground Floor



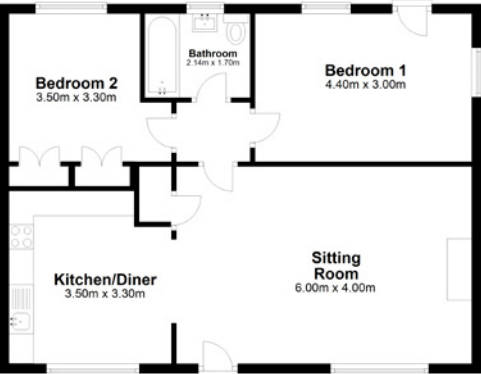
First Floor



Second Floor



Garden Cottage, Forte Horn - Ground Floor





Outside

The property is approached from its own private drive with off street parking for a number of vehicles and a large garage. The garden is a wonderful feature of the house and is laid mainly to lawn with well maintained hedges and borders containing a variety of shrubs, plants and soft fruit trees. Providing privacy, it is walled on two sides and has spectacular views at the front over the village and up to Jervaulx Moor. There is a side gate onto the village green and a small courtyard garden at the rear of the cottage.

Location

The house is situated in the middle of the charming village of Thornton Steward. The village has an open Green and a Village Hall. The Middleham is close by, an ancient, mediaeval town with a deep history dating back to Richard III, located on the eastern edge of the Yorkshire Dales National Park, nestled between two rivers, the Ure and Cover. The Market towns of Leyburn, Masham and Bedale all of which are approximately 6 miles away, provide a variety of shops for everyday needs, The A1 is just over 10 miles away allowing for access to the major towns and businesses of the North East. The railway station at Northallerton is approximately 19 miles away and provides excellent access to the National Rail Network with direct links to London Kings Cross and Edinburgh. The racecourses of Ripon, Thirsk, Catterick and York are all within easy distance. The countryside around Thornton Steward offers delightful riding and walking opportunities and has many local attractions including Middleham Castle and Jervaulx Abbey close by as well as a number of excellent local pubs. .





Services

Mains electric, water and drainage. Heating from an oil boiler.

Council Tax

Council Tax payable to Yorkshire Council. Main house is band "F" and Garden Cottage is band "C".

Tenure and Possession

We are advised that the property is freehold and vacant possession will be given on legal completion.

Directions

From the village of Thirn continue towards Thornton Steward. When you come to the village take the second left into the village and Forte Horn will be found on the right before you get to the Village Green.

Viewing

Strictly by prior appointment through Giles Edwards Yorkshire Property Ltd, Tel: 01765 688 353.



Important Notice

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Measurements and other Information

All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.