

The
Rookery



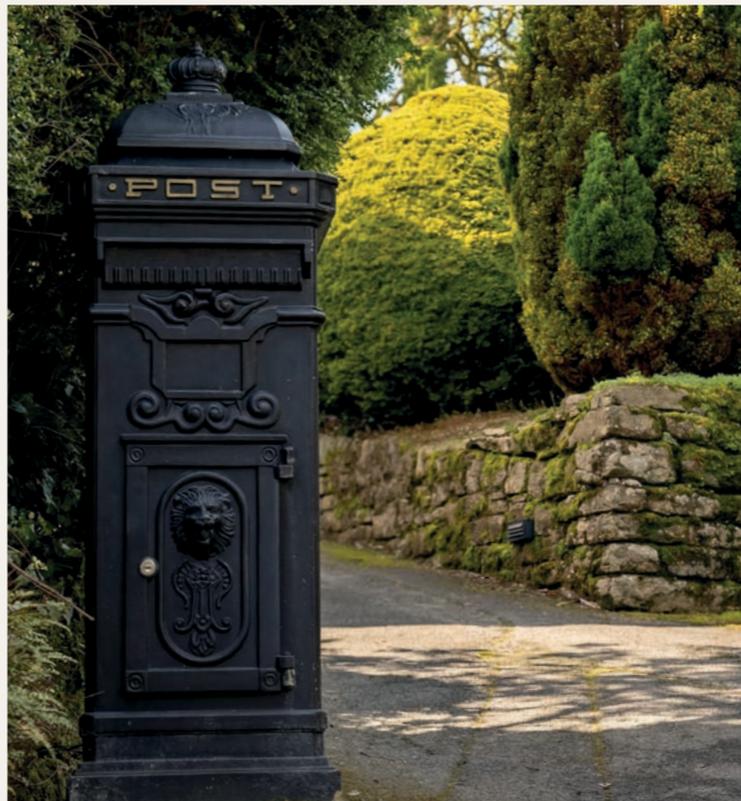
the Rookery

Thorpe

Built in 1921 in the Arts and Crafts style and standing within around half an acre of beautifully manicured gardens, The Rookery enjoys a peaceful hamlet setting on the fringe of Thorpe, surrounded by open fields and rolling hills in the heart of the Yorkshire Dales. Life here unfolds at a gentle rhythm, shaped by birdsong, shifting light and far-reaching views across the surrounding countryside.

A strong sense of community connects Thorpe with its neighbouring villages, while excellent local schools and the market town of Skipton lie just 15 minutes away, offering everyday amenities and national rail connections. Period character and generous proportions lend the home a quiet elegance, creating spacious family accommodation that has evolved gracefully over time.

*“From the very first evening,
watching the sun drop behind the
hills from the front windows, we
knew we would be happy here.”*



WELCOME

Approached by a private driveway, the sense of arrival is immediate. Ample parking unfolds before the house, framed by lawns and mature planting. The elevated aspect brings far-reaching views across the surrounding hills, a daily panorama that shifts with the seasons and the light.



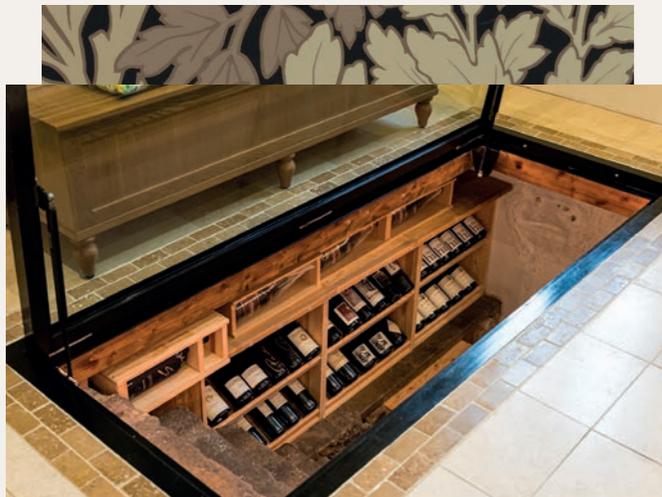


HEART OF THE HOME

A spacious porch offers a practical welcome, leading into a generous kitchen diner that hums with everyday life. Fitted with a range of handmade oak units topped by a granite worktop, a Miele induction hob and traditional AGA, the kitchen balances functionality with warmth. At its centre, a substantial island anchors the room, providing space for preparation, conversation and casual dining. A pantry keeps the rhythm of family living organised and discreet.

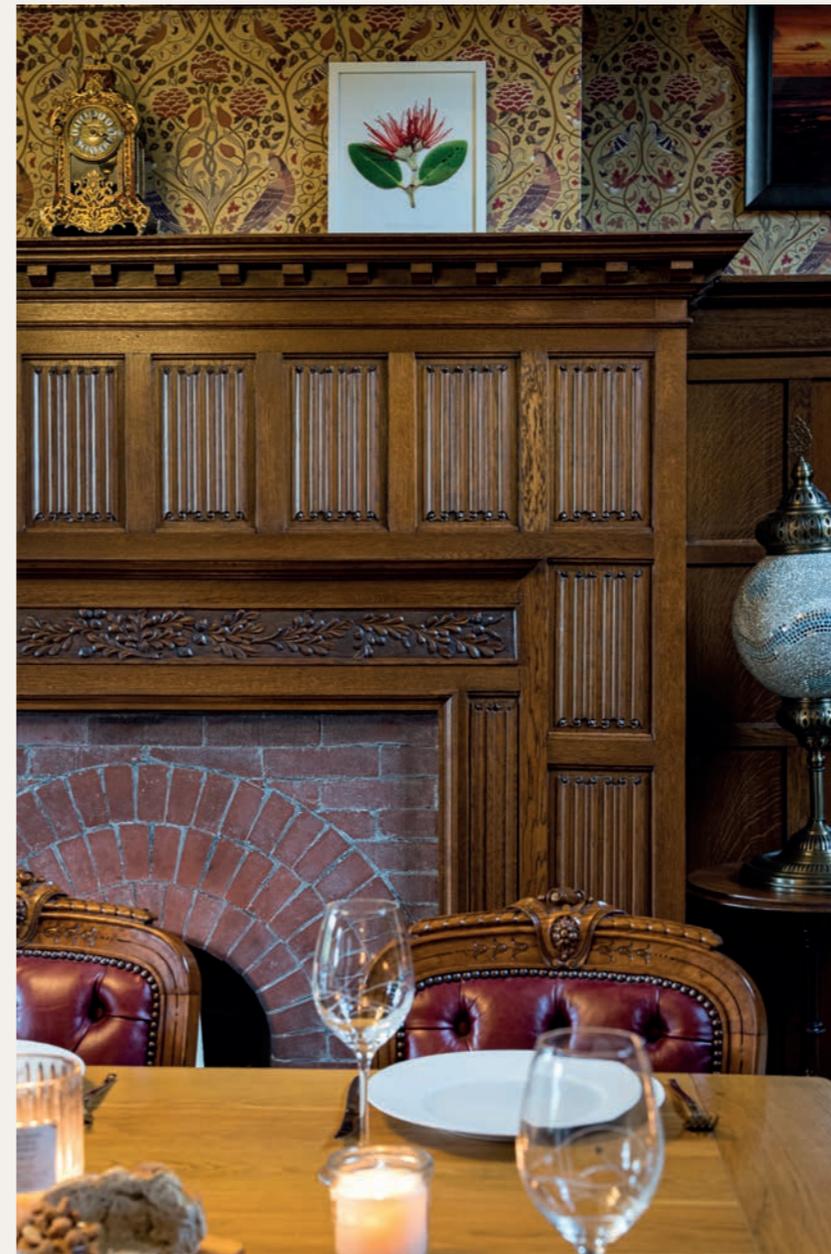


“We love lifting the glass hatch and choosing a bottle together. It always feels like an occasion, even on an ordinary Wednesday.”



Tucked thoughtfully within this space is a bespoke wine cellar comprising two large basement rooms, complete with electrics and lighting and accessed via a dramatic glazed hatch set into the floor. The cellar is believed to be the only surviving part of the original 15th-century dwelling that once stood on this site, offering a remarkable connection to the long history of The Rookery. The feature is both practical and theatrical, offering a glimpse of carefully curated bottles beneath your feet while creating a striking talking point when entertaining.

Underfloor insulation throughout the ground floor and recently installed LPG central heating ensure comfort beneath the character. Even on the coldest Yorkshire mornings, the house feels warm and welcoming.



“We’ve always loved hosting dinner parties in the dining hall, it’s made for a grand yet intimate occasion.”

THE DINING HALL

Beyond the kitchen, the formal dining hall presents a striking first impression. Panelled walls and period detailing create depth and atmosphere, while stone doorways and original fireplaces anchor the home in its heritage. The proportions are generous, allowing this space to host large family celebrations with ease.

A wide sweeping staircase rises from the hall, curving gracefully to the first floor. It is a focal point that lends the interior a sense of occasion without ever feeling ostentatious.



ROOMS TO GATHER

Five reception rooms unfold across the ground floor, each with its own personality.

The spacious formal living room enjoys dual aspect windows that draw in light from both front and side. An antique marble surround frames the fireplace, while a wood burning stove brings intimacy on winter evenings.





“We spend hours in the conservatory, simply watching the light change across the lawn, listening to the birds and the calming sound of trickling water in the pond.”

LIGHT-FILLED SPACES

A stained glass door leads through to the conservatory, extending the living space into the garden beyond which serves as a serene vantage point. Glass panels frame uninterrupted views of the garden and rolling countryside. Morning coffee here feels unhurried. On summer afternoons, doors open and the garden becomes an extension of the room.

A study offers quiet focus, complete with feature fireplace and a calm outlook. It is a room suited to thoughtful work or peaceful reading.



*“In winter, this is where we retreat.
The stove glowing, the windows
misted, the hills disappearing into
darkness. It’s also perfect for a post-
dinner tippie.”*



ENTERTAIN AND RELAX

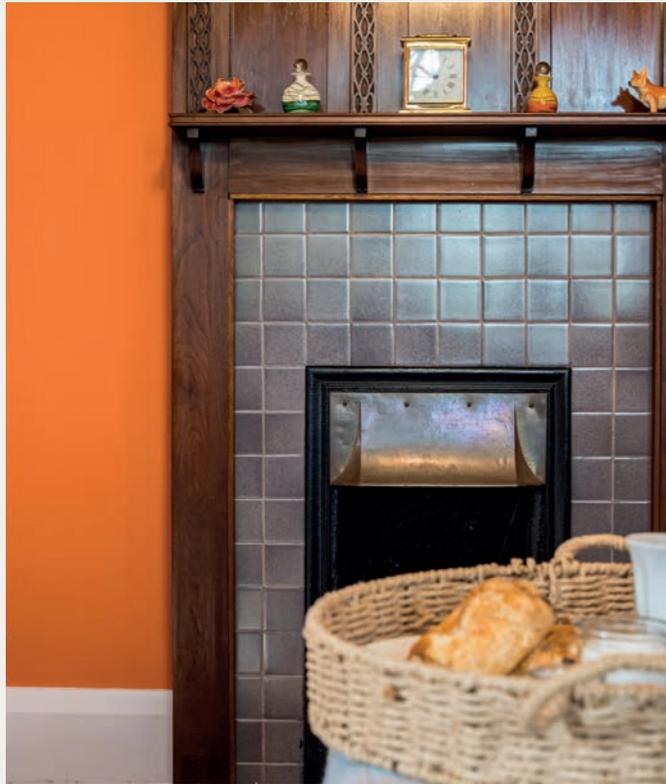
The snug, rich with character, features a wood burning stove with marble surround and front facing windows that capture the elevated views. It is a space that invites conversation, perhaps a glass of something warming as dusk settles.

Completing the ground floor is a collection of practical spaces that enhance everyday living. A boot room, utility room, hobby room and store sit discreetly to one side, ensuring the home functions as beautifully as it entertains. A downstairs WC adds convenience for guests.



HEAD UPSTAIRS

Upstairs, five generous bedrooms offer comfort and privacy in equal measure. The front facing windows have been replaced, framing uninterrupted views across open countryside. Waking here means waking to sky and rolling green, not rooftops.



“Every morning we draw the curtains and see nothing but fields and sky. It never grows old.”

THE PRINCIPAL SUITE

The principal suite is both spacious and refined, complemented by an en-suite bathroom that provides a private retreat at the end of the day.



ROOMS FOR FAMILY AND GUESTS

Two further double bedrooms benefit from their own en-suite bathrooms, one of which includes a built in sauna perfect for easing aching muscles after a walk in the hills.

A beautifully appointed family bathroom serves the remaining two double bedrooms, ensuring that each of the five rooms is well supported. Altogether, the home offers four bathrooms in addition to the downstairs WC, thoughtfully arranged for family and guests alike.





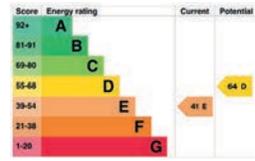
“We have celebrated birthdays on the terrace, watched sheep and birds of prey roam the hills and listened to the owls in the night.”



A GARDEN THAT MEETS THE FIELDS

The gardens extend to around half an acre and wrap around three sides of the home. To the front, a gently sloping lawn enhances the elevated position and opens the vista further. To the side, a level garden with a pond provides a tranquil counterpoint.

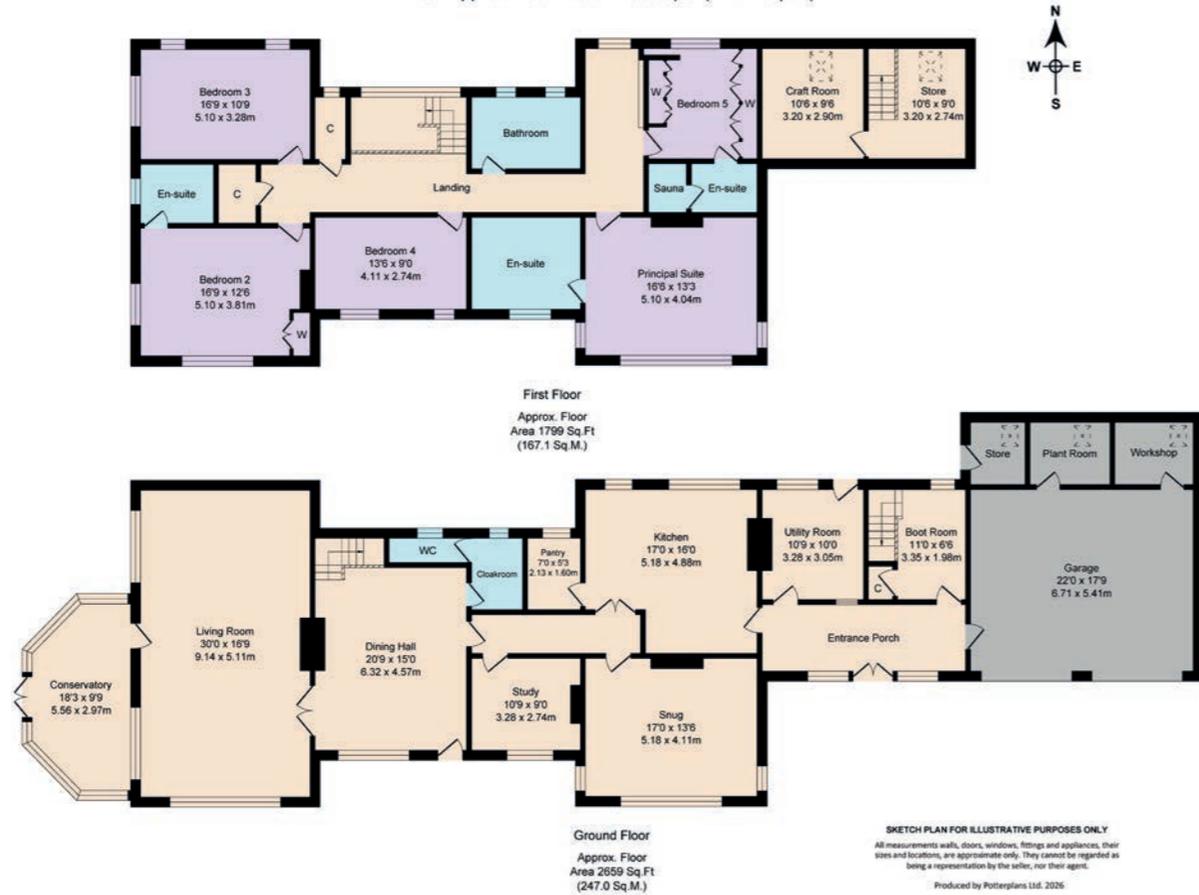
Sprawling lawns meet paved terraces designed for long summer evenings. Mature trees, shrubs and well tended borders create privacy without enclosure. The countryside beyond feels close enough to touch, yet the grounds remain entirely private.



FINER DETAILS

- Period stone-built detached home
- 5 double bedrooms
- 4 bathrooms, including 3 en-suite
- 4 reception rooms
- Spacious kitchen with pantry and wine cellar
- Separate utility room and dedicated boot room
- Private gated driveway for several cars
- Integral double garage with adjoining workshop
- Stunning views over surrounding countryside
- Idyllic Yorkshire Dales village location 15 mins from Skipton
- Services: LPG heating, septic tank, mains electric & water

Total Approx. Floor Area 4458 Sq.ft. (414.1 Sq.M.)



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PRACTICAL SPACES

An integral double garage, which can be accessed internally from the porch, is complemented by a work room and plant room to the rear, plus a garden store with external access. These additional spaces offer flexibility for hobbies, storage or creative pursuits.

ASK THE OWNERS SECTION

WHERE DO YOU GO WHEN YOU NEED...



MILK:

We have it delivered, but Spar at Threshfield has everything (2 miles)



CHEMIST:

Grassington, plus GP & Dentist in same building (2 miles)



WALK:

There's loads, all accessible from the front door! Thorpe Fell Top, River Wharfe, Barden Moor, Grassington Moor & Dales Way



GYM:

Long Ashes Leisure Club (3 miles) or several in Skipton (10 miles)



PUB:

The Fountaine Inn, Linton or The Red Lion, Burnall (both 1.5 miles)



PLACES TO EAT:

The Fell Hotel, Burnall (2 miles)



TAKEAWAYS:

Many local pubs do takeaway pizzas or lots in Skipton (10 miles)



POI:

All of the Yorkshire Dales!



LOCAL SCHOOLS:

Primary: Burnall Primary (oldest school in the area c.1674, rated 'Good') Secondary: Upper Wharfedale School ('Outstanding')



PUBLIC TRANSPORT:

Bus: Grassington bus service to Skipton; Train: from Skipton station there are regional & national connections

the Rookery Thorpe

The Rookery, Thorpe, Skipton BD23 6BJ

presented by

Mr
&
Mr **Child**

Quintessentially Different



WHAT3WORDS: [tightrope.anchorman.hogs](https://www.what3words.com/tightrope.anchorman.hogs)

To view The Rookery

Call: 01423 225121 | WhatsApp: 07398 748511 | Email: hello@mrandmrchild.com