

PLANTATION BARN, ROXBY TERRACE THORNTON-LE-DALE



SPACIOUS AND CHARACTERFUL PROPERTY QUIETLY LOCATED WITHIN THE HEART OF THE VILLAGE

Situated in a centre of the village but nicely tucked away in a secluded spot.

Beautifully presented accommodation briefly comprises:

Garden Room, Sitting Room, Large Dining Kitchen

To the First Floor: Three Double Bedrooms - One with an En-Suite Bathroom and House Bathroom

Private South-facing Courtyard Garden and Integrated Car Port.

OFFERS AROUND £250,000

Dating back to the 19th century and sympathetically converted in the mid 1980's Plantation Barn is a characterful and very spacious property, tucked away in a peaceful location in the very heart of this pretty and sought after National Park village. The renovation provides for an exceptionally light and spacious property, whilst retaining plenty in character with exposed beams and a lovely south facing position.

The well presented accommodation briefly comprises; entrance hall/garden room, sitting room with open gas fire and a large dining kitchen with fitted units and ample space for a dining table. To the First Floor are three double bedrooms, including Master Bedroom with an en-suite bathroom and a further house bathroom with a modern white suite.

Plantation Barn is accessed by a private drive off the lower end of Roxby Terrace. The driveway is shared with the neighbouring property along with the maintenance of it. The property has the benefit of an integrated carport and lean-to store. An attractive courtyard garden lies to the side of the property and enjoys a south facing position making it a delightfully secluded sitting out and leisure area. The gas combi boiler was fitted in 2009 and the property is double glazed throughout.



The village of Thornton le Dale is situated approximately two miles east of the popular market town of Pickering and eight miles north of Malton, and enjoys easy access to the A64 providing links to the wider metropolitan area. Malton benefits from a train station with regular services to the main line station of York, where there are direct services to London, Leeds, Newcastle and Edinburgh. The village itself is located within the boundaries of the North York Moors National Park and offers a good range of local amenities including a highly regarded primary school, all within walking distance. It is also on the doorstep of some of the most beautiful countryside in the area with endless opportunity for outdoor recreation.

ACCOMMODATION

GARDEN ROOM

3.40 m(11'2") x 1.60 m(5'3")

Hardwood door. Double doors into the hall with inset glazed panes. Beams. Velux roof light. Radiator.

ENTRANCE HALL

Telephone point. Stairs to first floor. Fitted under stairs cupboard. Radiator.

SITTING ROOM

5.80 m(19'0") x 3.60 m(11'10")

Gas fire with tiled hearth and cast iron surround. Television point. Three wall light points. Coving. Casement window to the front with deep sills. Two radiators.



KITCHEN

4.40 m(14'5") x 2.20 m(7'3")

Range of matching solid oak wall and base units incorporating a one and a half bowl stainless steel single drainer sink unit with mixer taps. Electric cooker point. Integrated fridge freezer. Automatic washing machine point. Slate tiled floor. Exposed beam. External glazed door with window to the side. Large velux roof light. Radiators.



DINING AREA

3.20 m(10'6") x 2.70 m(8'10")

Television point. Three wall light points. Recessed ceiling

lights. Oak floor. Casement window to the front. Radiator.



FIRST FLOOR

LANDING

Pine banister rail up. Exposed beams. Velux roof light. Radiator.

BATHROOM

1.90 m(6'3") x 1.70 m(5'7")

Matching white suite comprising of a low flush WC, pedestal basin and bath with tiled surround and Creda shower over. Fitted airing cupboard with slatted shelving, Logic combi gas central heating boiler. Chrome heater towel rail.

BEDROOM ONE

4.20 m(13'9") x 3.50 m(11'6")

Television points. Alcove with shelving. Fitted cupboard with slatted doors. Exposed beams and roof trusses. Wall light point. Velux roof light. Casement window to the front, South, elevation. Radiator.



EN-SUITE BATHROOM

1.90 m(6'3") x 1.70 m(5'7")

Matching white suite comprising of a low flush WC, pedestal basin and bath with Mira shower over and fully tiled surround. Electric shaver point and light. Two casement windows to the front and side. Radiator.



BEDROOM TWO

3.30 m(10'10") x 3.20 m(10'6") (min)

Television point. Wall light point. Exposed beam. Large velux roof light. Radiator.



BEDROOM THREE

3.50 m(11'6") x 2.30 m(7'7")

Television point. Fitted cupboards with slatted doors. Exposed beams. Radiator.



