

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		31	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents
01653 916600 | Website: www.willowgreenestateagents.co.uk

Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

Company Registration Number: 6364398
England and Wales VAT Reg. No 934616515

Paradise Cottages, Thixendale, Malton, North Yorkshire, YO25 9SA Offers over £750,000

Paradise Cottage is an exquisite family home set within tranquil setting with 5 acres and rolling 360 panoramic views.

Nestled in a valley in the picturesque Yorkshire Wolds, this beautiful home in brief comprises; entrance porch, sitting room log burner, spacious hallway, dining room, kitchen, utility room and guest cloakroom. To the first floor there are four bedrooms, house bathroom and en-suite to the master bedroom.

Outside, there is woodland grounds that sits to the side of the property, two paddocks, garage, workshop, coal store, large timber shed.

Thixendale is a picturesque village at the heart of the Wolds, found 3 miles North of the A166 York to Bridlington road from Fridaythorpe, 15 miles from Pocklington and 10 miles from Malton and 20 miles from York. (All mileages are approximate.) It is also within reach of the major road networks.

The village benefits from a country pub, Village Hall (which serves light refreshments on a Sunday), Bed & Breakfast and church. Thixendale is also home to the gallery of renowned Wildlife artist Robert Fuller where painting, prints and greetings cards can be purchased and special events are held.

EPC Rating F



01653 916 600 | enquiries@willowgreenestateagents.co.uk

6-8 Market St, Malton, North Yorkshire YO17 7LY

Registered Office: 6-8 Market St, Malton, North Yorkshire YO17 7LY | Reg No. 06364398



PORCH

9'10",124'8" x 6'0" (3,38 x 1.83)

SITTING ROOM

20'7" x 16'4",114'9" (6.28 x 5,35)

Window to front and rear aspect, wooden flooring, log burner with bricks surround and feature mantel, TV point, power points, radiator. door to porch.

DINING ROOM

11'11" x 14'0" (3.64 x 4.27)

Window to rear aspect, ceiling rose with chandelier, wooden floor, built in storage unit, feature fireplace, power points, radiator.

HALL

7'9" x 17'7" (2.37 x 5.36)

Window to front aspect, power points, radiator.

KITCHEN

12'7" x 14'7" (3.86 x 4.47)

Window to side and rear aspect, tiled floor, range of base units with granite work surfaces, tiled splash back, electric oven and hob, extractor hood, built in aga, space for fridge/ freezer, sink and drainer unit with mixer taps, power points.

UTILITY

8'0" x 9'10",147'7" (2.45 x 3,45)

Window to front aspect, space for a dishwasher, space for a washing machine, power points.

GUEST CLOAKROOM

Window to side aspect, low flush WC, handwash basin with pedestal.

FIRST FLOOR LANDING

BEDROOM ONE

21'1" x 14'7" (6.44 x 4.45)

Window to front and rear aspect, power points, radiator.

BEDROOM TWO

12'0" x 16'1" (3.66 x 4.92)

Window to rear aspect. power points, radiator.

EN-SUITE

7'8" x 8'4" (2.34 x 2.56)

Window to front aspect, low flush WC, hand wash basin.

BEDROOM THREE

8'7" x 12'8" (2.63 x 3.88)

Window to rear aspect, power points, radiator.

BEDROOM FOUR

7'8" x 8'6" (2.35 x 2.60)

Window to front aspect, power points, radiator.

BATHROOM

Window to front aspect, half tiled panel enclosed bath with mixer taps, hand wash basin with pedestal, shaver point, bult in storage units.

STUDY/DRESSING ROOM

7'8" x 8'5" (2.35 x 2.58)

window to front aspect, fitted wardobes,

EXTERIOR

Outside, there is woodland grounds that sits to the side of the property, two paddocks, garage, workshop, coal store, large timber shed.

PARKING

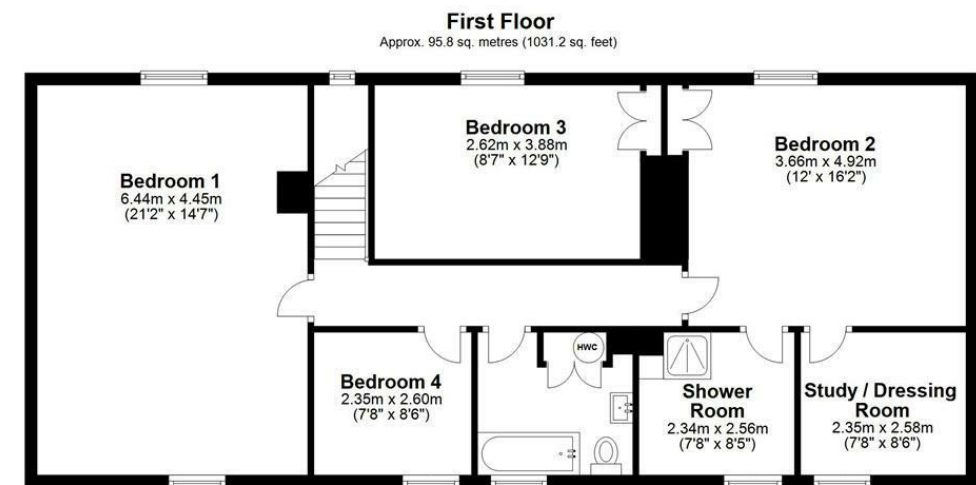
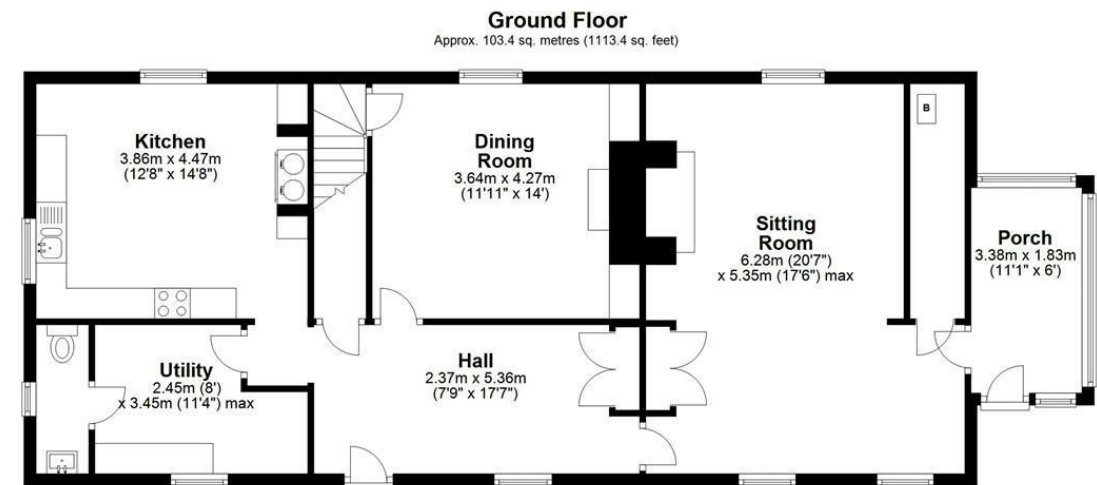
SERVICES

Oil fired central heating & septic tank.

COUNCIL TAX BAND C

DIRECTIONS

GO THROUGH THIXENDALE THROUGH VILLAGE TO END AND TURN RIGHT, AT FRIDAYTHORPE TURNING FARM OPPOSITE AND TAKE RIGHT.



Total area: approx. 199.2 sq. metres (2144.5 sq. feet)

Paradise Cottage, Thixendale