

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	81
(81-91) B	
(69-80) C	69
(55-68) D	
(39-54) E	
(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

Westfield House, Westgate, Thornton-Le-Dale, Pickering, North Yorkshire, YO18 7SG Guide price £695,000

Westfield House is a beautifully presented Georgian era family home is located in the highly sought after village of Thornton Le Dale. This five bedroom home has been lovingly renovated over the years by the current owners to create a wonderful family home.

Situated over three floors, this well designed home offers: entrance hallway, formal sitting room with wood burning stove, snug with wood burning stove, breakfast kitchen with handmade Hovingham Interiors bespoke kitchen, guest WC, utility room and garden room with doors to rear garden. To the first floor is a spacious landing with three double bedrooms, office space, family bathroom and separate en-suite

, this well appointed home has been well loved and sympathetically updated over recent years whilst retaining much of its original charm and character throughout. On the second floor there is a fully boarded boiler room and a spacious fifth bedroom with an en-suite, small kitchenette and living area.

There is an extensive North facing garden which is mainly laid to lawn with a variation of flower beds and mature shrubs. The property is accessed via a shared driveway and has parking for multiple vehicles, car port, shed and access to its very own paddock.

The property boasts plenty of living accommodation for families. Viewing early is advised as this is a very unique and charming family home in a great location!



01653 916 600 | enquiries@willowgreenestateagents.co.uk

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

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ENTRANCE HALLWAY

Grand entrance hall with frosted side window, door to front aspect, radiator, power points.

SITTING ROOM

18'2" x 15'10" (5.55 x 4.83)

Panelled bay window to front aspect, carpet fitted, built in alcoves, log burning stove with wooden mantle, TV point, power points, radiator.

INNER HALL

KITCHEN

18'7" x 9'7" (5.68 x 2.93)

Window and door to side aspect, French doors to sun room, tiled floor with underfloor heating, range of solid oak Hovingham Interiors base and wall units with granite work tops, oak cove with Solid Fuel Aga, tiled splashback, extractor over, double Belfast sink with mixer taps, power points, downlights.

SUN ROOM

7'7" x 19'4" (2.32 x 5.90)

Double glazed timber framed windows to front side and rear aspect, French doors out onto the garden, stone exterior wall, tiled floor with underfloor heating, power points.

UTILITY ROOM

Window to side aspect, Hovingham Interiors oak base and wall units, plumbing for washing machine, space for fridge/freezer.

GUEST CLOAKROOM

Wall panelling, low flush WC, hand wash basin with pedestal.

SNUG

13'11" x 11'7" (4.26 x 3.55)

French doors to sun room, built in storage units, log burning stove with wooden mantle, wooden floor with underfloor heating, TV point, power points.

FIRST FLOOR LANDING

MASTER BEDROOM

18'6" x 15'4" (5.64 x 4.68)

Bay window to front aspect, feature fireplace, power points, radiator.

MASTER EN-SUITE

Window to rear aspect, tiled floor, fully tiled walk in shower room, low flush WC, hand wash basin with pedestal, extractor fan.

BEDROOM TWO

13'11" x 11'9" (4.26 x 3.60)

Window to rear aspect, feature fireplace, power points, radiator.

HOUSE BATHROOM

Window to side aspect, tiled floor with under floor heating, fully tiled walk in shower, panel enclosed bath with mixer taps and shower head attachment, low flush WC, hand wash basin with pedestal, heated towel rail, extractor fan.

BEDROOM THREE

12'11" x 9'9" (3.96 x 2.98)

Window to rear aspect, power points, radiator.

BEDROOM FOUR/STUDY

6'11" x 6'9" (2.12 x 2.07)

Window to front aspect, power points, radiator.

SECOND FLOOR LANDING

BEDROOM FIVE

15'8" x 26'10" (4.79 x 8.19)

Velux window to rear aspect, stainless steel sink unit with mixer taps, TV point, power points, radiator.

EN-SUITE

Fully tiled Panel enclosed bath with over head shower, low flush WC, hand wash basin with pedestal, radiator.

EXTERIOR

Fully enclosed north facing garden, Mainly laid to lawn with a stone flagged path through a hedged arch into the driveway giving room for multiple parking spaces. As well as a car port, shed and a log store.

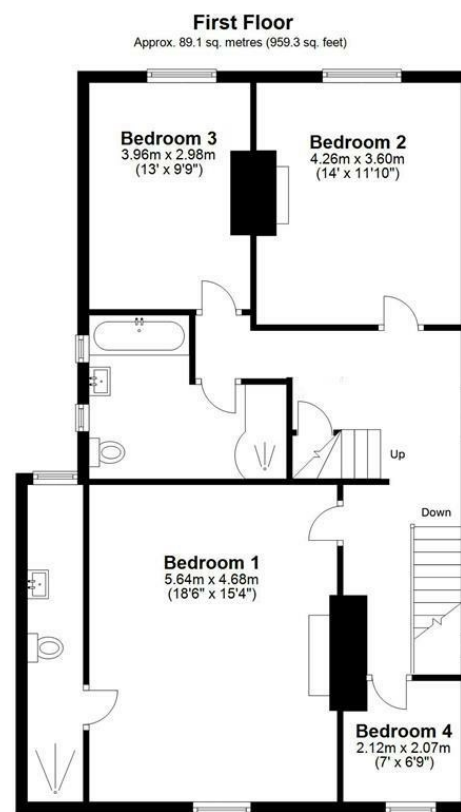
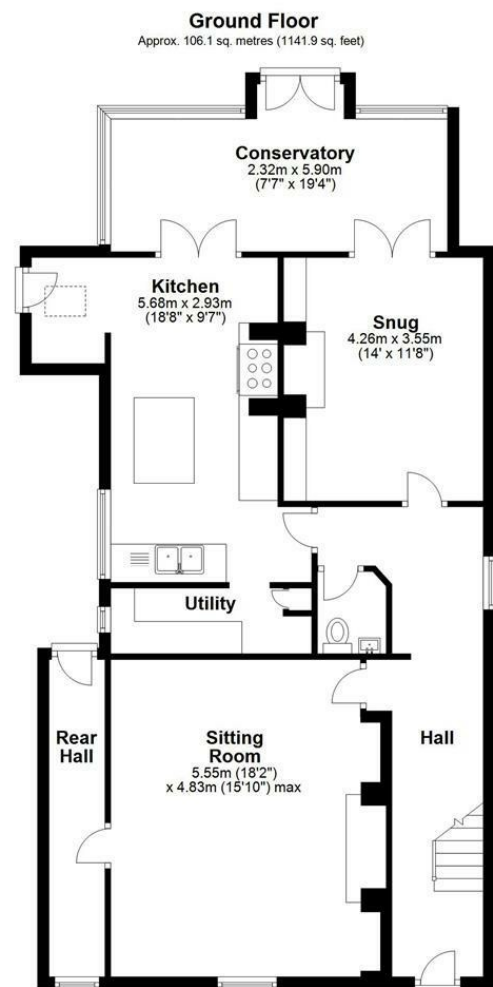
SERVICES

Mains gas and mains drainage.

COUNCIL TAX BAND E

TENURE

Freehold



Total area: approx. 247.2 sq. metres (2661.1 sq. feet)
Westfield House, Thornton Le Dale