



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	86
(69-80) C	
(55-68) D	65
(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

6, Wold View, Pickering, North Yorkshire, YO18 7QN Guide price £295,000

Barneys Cottage is a beautifully presented two bedroom, two bathroom home with stunning open countryside views to the rear aspect. Conveniently situated on an elevated position and within walking distance to the heart of the village of Thornton Le Dale. This home has ample driveway parking to the rear aspect an amazing garden with barn, perfect for hosting.

In brief this immaculate home comprises; entrance, sitting room with log burner, kitchen/dining area with doors to rear garden. To the first floor there are two bedrooms, en-suite to master and house bathroom. There is potential for additional accommodation/ extension space to gable end, if desired.

Ideal first home or potential holiday let.

Outside there is an impressive amount of outside space to rear, front and side of the property. The garden has set up perfectly for hosting with space for hot tub, outdoor cinema/games area, range of fruit trees including pear, plum and apple. There is also a spacious outbuilding with plumbing and ample driveway parking.

EPC Rating D



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



HALLWAY

Stairs to first floor landing

LIVING ROOM

10'11" x 12'6" (3.34m x 3.83m)

Window to front aspect, log burner, power points and radiator.

KITCHEN/DINING AREA

7'9" x 15'10" (2.38m x 4.85m)

Window to rear, French doors to rear, range of wall and base units, sink and understairs storage cupboard.

FIRST FLOOR

Window to side aspect.

BEDROOM ONE

9'6" x 10'1" (2.92m x 3.08m)

Window to front aspect, power points, radiator and fitted wardrobe.

EN-SUITE

Window to front aspect, shower cubicle, low flush WC, sink and LED mirror.

BEDROOM TWO

9'5" x 9'1" (2.88m x 2.77m)

Window to rear aspect, power points and radiator.

HOUSE BATHROOM

6'0" x 6'7" (1.83m x 2.02m)

Window to rear aspect, bath with shower above, low flush WC, sink,

OUTSIDE

Outside there is an impressive amount of outside space to rear, front and side of the property. The garden has set up perfectly for hosting with space for hot tub, outdoor cinema/games area, range of fruit trees including pear, plum and apple. There is also a spacious outbuilding with plumbing and ample driveway parking.

OUTBUILDING

Plumbed for washing machine and has power supply.

PARKING

TENURE

Freehold

COUNCIL TAX BAND C

SERVICES

Gas central heating and mains drainage.

