

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	<b>86</b>
(69-80) <b>C</b>	
(55-68) <b>D</b>	<b>65</b>
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	
Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	
England & Wales	

### Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents  
01653 916600 | Website: [www.willowgreenestateagents.co.uk](http://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, Thornton-Le-Dale, Pickering, North Yorkshire, YO18 7QN Offers over £280,000

\*\*\*OFFERED WITH NO ONWARD CHAIN\*\*\* 360 Virtual online viewing available.

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 an impressive amount of outside space with 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.

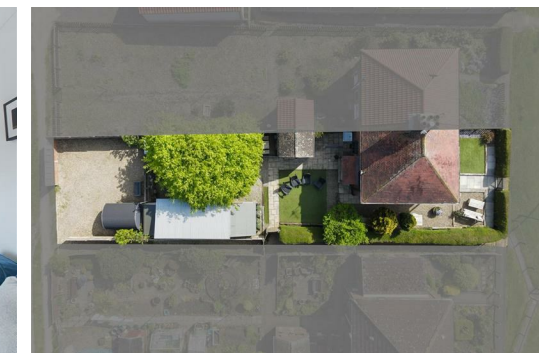
EPC Rating D



01653 916 600 | [enquiries@willowgreenestateagents.co.uk](mailto:enquiries@willowgreenestateagents.co.uk)

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

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**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.

**ADDITIONAL NOTES**

Spacious loft.

