

Energy Efficiency Rating	
Current	Potential
71	83

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

### 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

## Plex Cottage, South Lane, Thornton-Le-Dale, Pickering, North Yorkshire, YO18 7QU Guide price £299,950

\*\*\* NO ONWARD CHAIN\*\*\*

A beautifully presented detached two bedroom former barn conversion located within walking distance of the picturesque village of Thornton le Dale. The property has been recently renovated throughout to a high standard and offered with no onward chain.

The property briefly comprises; a spacious entrance hall with a turned staircase to the first floor with a guest cloakroom, a kitchen with built in appliances, door to utility and a sitting room with a feature stone wall and built in brick electric stove. To the first floor are two double bedrooms both with built-in wardrobes one of which has an en suite shower room and a separate house bathroom.

Outside there is shared drive with gravelled parking and turning space and an area where a small patio style garden could be created if required.

EPC RATING TBC



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**ENTRANCE HALLWAY**

Stairs to first floor landing, power points, radiator.

**KITCHEN/DINING ROOM**

17'7" x 11'1" (5.36 x 3.39)  
Window to side and rear aspect, range of fitted wall and base units with granite worktops, tiled splashback, Ceramic sink with mixer taps, integrated dishwasher, electric oven with gas hob, extractor over, power points, radiator.

**UTILITY**

Wall mounted boiler, plumbing for washing machine, space for under counter fridge/freezer.

**LIVING ROOM**

19'11" x 12'3" (6.08 x 3.74)  
Windows to front and side aspect, feature stone wall, electric fire with built in brick surround, power points, radiators.

**GUEST CLOAKROOM**

W.C with built in flush, hand wash basin with vanity unit, heated towel rail, extractor fan.

**FIRST FLOOR LANDING**

**BEDROOM ONE**

19'10" x 10'10" (6.06 x 3.31)  
Velux and window to front aspect, built in wardrobes, power points, radiator.

**EN-SUITE**

Velux window to side aspect, fully tiled shower cubicle, WC with built in flush, hand wash basin with vanity unit, heated towel rail.

**BEDROOM TWO**

13'10" x 9'3" (4.23 x 2.83)  
Window to side and rear aspect, built in wardrobes, power points, radiator.

**BATHROOM**

Velux window to side aspect, fully tiled panel enclosed bath with overhead shower, hand wash basin with vanity unit, WC with built in flush, heated towel rail, extractor fan.

**OUTSIDE**

The property is approached off South Lane. The drive leads to a shared gravelled parking area and turning space enclosed on all sides by a stone wall. Space for a small patio garden. There is external lighting and an external tap.

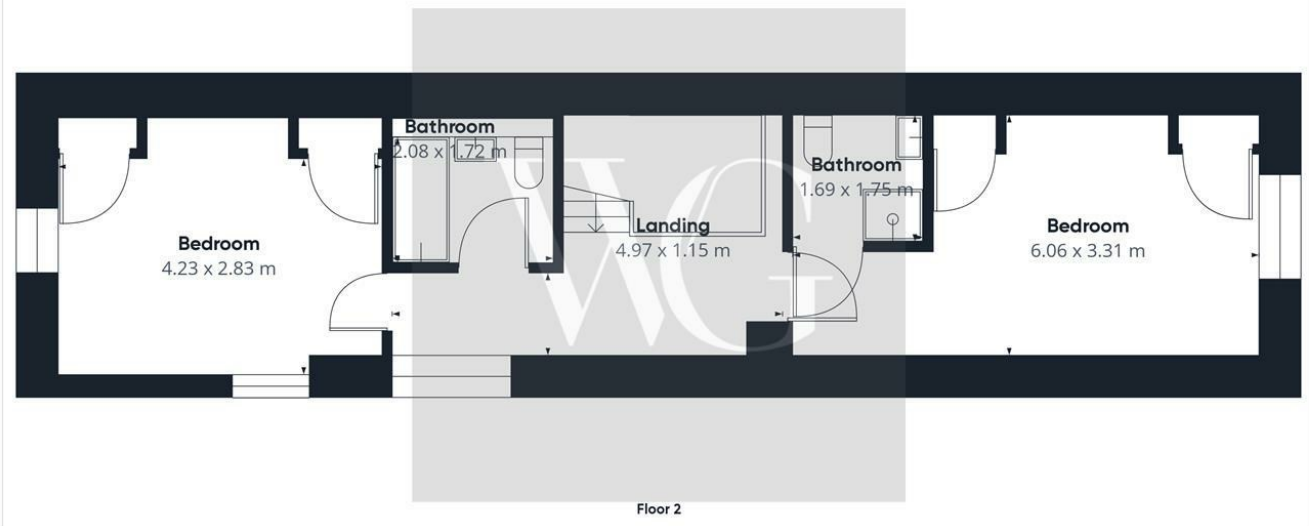
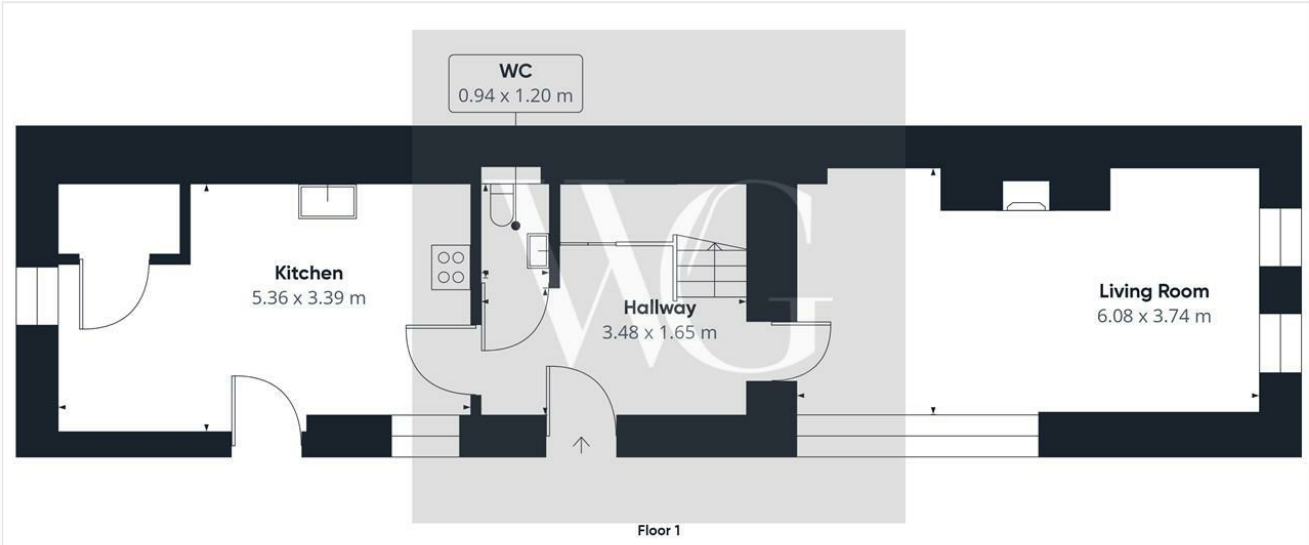
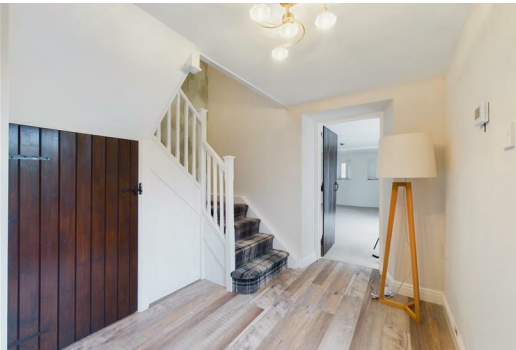
**SERVICES**

Mains water, electricity, gas central heating.

**COUNCIL TAX BAND D**

**TENURE**

Freehold



**WG**

Approximate total area<sup>(1)</sup>  
93.92 m<sup>2</sup>

Reduced headroom  
0.36 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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