

England & Wales

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.

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WILLOWGREEN

ESTATE AGENTS



Swan Cottage, Main Street, Thixendale, North Yorkshire, YO17 9TG Guide price £475,000

Charming 4-bedroom home with countryside views.

 $Nestled \ in \ a \ picture sque \ rural \ setting, \ this \ delightful \ four-bedroom \ home \ combines \ character \ and \ modern \ comfort, \ offering \ an \ idyllic \ retreat \ for \ families \ and \ nature \ lovers \ alike.$

Upon entering, you are greeted by a welcoming hallway with elegant wooden flooring. Stairs lead to 1st floor accommodation, housing the generous kitchen/diner and living room. The beautifully appointed cottage-style kitchen is the heart of the home, featuring a range cooker with electric oven and LPG hob, timber beams, and French doors that open onto the rear garden, allowing natural light to flood the space.

The spacious living room boasts full-height windows and exposed timber beams, enhancing its charm and warmth. A log burner provides a cosy focal point, perfect for relaxing evenings. Upstairs, are 2 of the four well-proportioned bedrooms, each thoughtfully designed to provide comfort and tranquility. Bedroom1 has the added luxury of an en-suite shower room. The 2 further bedrooms are situated on the ground floor, ideal for accessibility. The stylish family bathroom features a separate shower enclosure.

Outside, the south facing landscaped garden offers breathtaking views over open countryside, creating a peaceful sanctuary for outdoor entertaining. A gravel driveway leads to a detached garage with a 7KW electric vehicle charger, providing ample parking and storage.

This charming home effortlessly blends character features with modern living, making it a perfect choice for those seeking a beautiful countryside retreat.







DINING ROOM

12'5" x 15'5" (3.81 x 4.72)

BEDROOM 2

15'0" x 859'6" (4.58 x 262)

HALLWAY

6'5" x 15'6" (1.98 x 4.73)

LAUNDRY ROOM

11'6" x 5'1" (3.52 x 1.56)

BEDROOM 3

10'3" x 9'0" (3.14 x 2.76)

OFFICE

8'3" x 7'8" (2.53 x 2.36)

BATHROOM

15'3" x 7'8" (4.66 x 2.36)

LIVING ROOM

11'10" x 16'6" (3.63 x 5.04)

KITCHEN

20'6" x 8'4" (6.254 x 2.55)

BEDROOM 1

11'6" x 12'3" (3.53 x 3.74)

EN-SUITE

2'9" x 9'5" (0.86 x 2.89)

LANDING

6'6" x 15'2" (1.99 x 4.64)

COUNCIL TAX BAND E

LOCATION

Thixendale is a charming, picturesque village nestled in the heart of the Yorkshire Wolds. Surrounded by rolling hills and breathtaking countryside, it offers a peaceful and idyllic setting, perfect for those seeking a rural retreat. The village boasts a strong sense of community, with a traditional village hall, a popular local pub, and scenic walking trails right on the doorstep. Despite its tranquil location, Thixendale remains well-connected to nearby market towns such as Malton and Pocklington, providing easy access to shops, schools, and transport links. Ideal for nature lovers and those looking to escape the hustle and bustle, Thixendale offers a rare opportunity to enjoy countryside living at its finest.













