



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>56</b>	<b>82</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 energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
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		
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](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



## Greenbank, Peaslands Lane, Thornton-Le-Dale, YO18 7QX

### Guide price £350,000

Charming Detached Bungalow in Idyllic Setting of Thornton le Dale

Nestled on a generously sized plot with stunning views across rolling countryside, this delightful detached bungalow offers a rare opportunity to secure a character-filled home in one of North Yorkshire's most sought-after villages.

Just a short stroll from the heart of Thornton le Dale, the property boasts flexible and spacious accommodation. The ground floor features two welcoming reception rooms, alongside a double bedroom, family bathroom (with shower over bath), a well-proportioned kitchen, and a separate utility room.

Upstairs, two further double bedrooms provide ample space for family or guests, all while enjoying elevated views of the surrounding landscape. The garden is landscaped and mainly laid to lawn.

Packed with original features and charm, this home is brimming with potential for personalisation and modernisation, making it an ideal choice for those looking to put their own stamp on a property. Outside, there are useful storage sheds and well-maintained gardens that wrap around the home, perfect for enjoying the peaceful setting.

With countryside walks on the doorstep and the village centre within easy reach, this is a rare blend of tranquillity and convenience — a must-see for buyers seeking both lifestyle and location.





**ENTRY**  
5'4" x 4'1" (1.63 x 1.26)

**KITCHEN**  
17'4"x 12'4" (5.3x 3.76)

**UTILITY**  
6'9" x 5'5" (2.07 x 1.67)

**HALLWAY**  
2'11" x 2'5" (0.89 x 0.76)

**BEDROOM 1**  
11'9" x 10'11" (3.59 x 3.35)

**SITTING ROOM**  
11'9" x 12'4" (3.6 x 3.76)

**LIVING ROOM**  
10'0" x 13'10" (3.06 x 4.23)

**BATHROOM**  
5'8" x 8'3" (1.74 x 2.54)

**LANDING**  
3'4" x 2'5" (1.02 x 0.76)

**BEDROOM 2**  
15'4" x 10'11" (4.69 x 3.33)

**BEDROOM 3**  
11'9" x 12'4" (3.59 x 3.77)

**OUTSIDE**

**COUNCIL TAX BAND D**

**EPC RATING D**

**LOCATION**  
Located in the heart of the picturesque North York Moors National Park, Thornton-le-Dale is a charming and highly sought-after village renowned for its postcard-perfect setting, historic character, and welcoming community.

This idyllic village features traditional stone cottages, a gently flowing beck, and a beautiful village green that create a truly tranquil atmosphere. With a selection of local amenities including independent shops, a bakery, tearooms, pubs, and a primary school, Thornton-le-Dale offers a peaceful yet well-connected lifestyle. The nearby market town of Pickering provides additional shopping, dining, and transport links.

Outdoor enthusiasts will appreciate easy access to stunning countryside walks, cycling routes, and the wider attractions of the North York Moors, while the heritage coastline is just a short drive away. Whether you're seeking a quiet retreat, a family home, or a base for exploring North Yorkshire, Thornton-le-Dale perfectly blends rural charm with everyday convenience.

