



**James Winn**  
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## **Laundry Cottage , Boltby Thirsk YO7 2DY**

Laundry Cottage enjoys an idyllic setting within the sought-after village of Boltby, a designated Conservation Area in the Hambleton Hills within the western boundary of the North York Moors National Park. This unique, pretty cottage incorporates a former Methodist Chapel, dating back to circa 1862. The property boasts four bedrooms and two reception rooms. The property offers the option of a multi generational family home with the benefit of a self contained studio/annexe although the owners currently use it as a hugely popular summer holiday cottage, having a 97% occupancy rate over the last three years. It has exceptional opportunity for a family or someone to continue running it as a business. The property also benefits from separate outbuildings, a workshop and a garden room/office which overlooks the beautiful enclosed garden to the rear.

Council Tax - D EPC - F

**£650,000**

## LOCATION

Boltby sits approximately six miles to the north east of Thirsk, near the Hambleton Hills and on the edge of the North York Moors. The location provides easy access to walking routes and bridleways and enjoyment of the area's natural beauty. Road links to the east via the A170 access the North York Moors and the coast, York to the south or Middlesbrough to the north are reached via the A19 and links to further afield via the A168/A1. The towns of Thirsk and Northallerton provide access to rail links.

## DIRECTIONS

Leaving Thirsk via Millgate proceed onto St James Green and take the right hand turn onto Long Street. At the roundabout take the left hand turn onto the A170 and continue on until you reach the turning on the left hand side to Boltby. Continue along the road, through the village of Felixkirk until you reach Boltby. After you have passed the church that is on your left, Laundry Cottage will be on the right hand side adjacent to the packhorse bridge.

## THE ACCOMODATION COMPRISES

### ENTRANCE HALL

10'5" x 6'5" (3.18m x 1.96m)

Door to front of property and a radiator.



### WC

Low level W.C, pedestal wash hand basin and a heated towel rail.

### SITTING ROOM

19'5" x 14'2" (5.94m x 4.34m)

With three sash windows to the side and rear, a further window to the front, glazed door opening to patio/BBQ area and garden, oak staircase with built-in storage cupboards, desk area and large Scandinavian log burner.

Situated in the original chapel the sitting room is a light and inviting room.



**KITCHEN**

14'4" x 10'9" (4.37m x 3.28m)

With integrated appliances including fridge/freezer, electric range cooker, extractor hood, dishwasher, washing machine, draw and base units, one and a half bowl ceramic sink, front facing double glazed windows and a multi fuel double aspect stove.



### DINING ROOM

14'4" x 10'9" (4.37m x 3.28m)

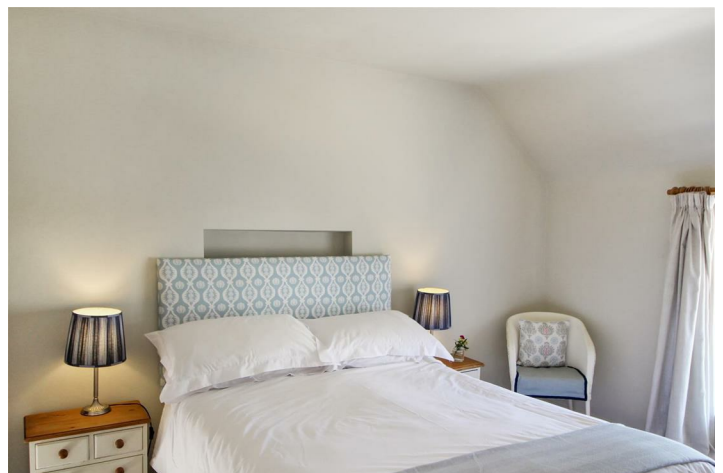
With windows to front of property, door through to studio/holiday cottage, radiator and a multi fuel double aspect stove.



### BEDROOM 1

14'2" x 10'9" (4.32m x 3.30m)

With window to front of the property, built in wardrobes and a radiator.



**BEDROOM 2**

11'1" x 8'11" (3.38m x 2.74m)

With window to front of the property, built in wardrobes and a radiator.



**BEDROOM 3**

12'0" x 9'4" (3.66m x 2.87m)

With beams, Velux window, eaves storage, seating area and radiator.



**BATHROOM**

11'1" x 7'4" (3.38m x 2.24m)

With three piece bathroom suite, panel bath with electric shower over, pedestal hand wash basin, low level WC, heated towel rail, storage cupboard and window to front of property.



**ANNEX/ BEDROOM 4**

17'5" x 14'6" (5.31m x 4.42m)

With door and windows to front of property, windows to rear of property, internal door to main house when not used as holiday cottage, wood burner, radiator, beamed ceiling and hatch to loft rooms above.



### KITCHEN

10'9" x 6'2" (3.28m x 1.88m)

With integrated appliances including fridge/freezer, built in electric oven, hob, microwave, draw and base units, washing machine, stainless steel sink, rear facing double glazed windows and oil boiler.



### SHOWER ROOM

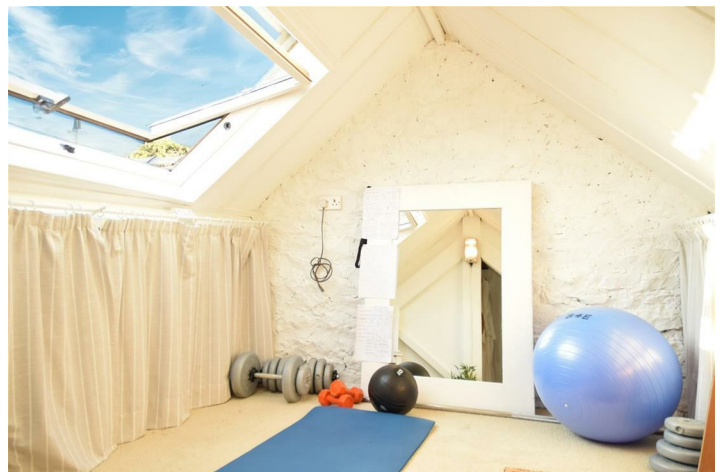
With large step in shower cubicle, vanity unit wash hand basin and low level wc and heated towel rail.



### LOFT/YOGA ROOM

9'10" x 8'2" (3.00m x 2.51m)

Loft ladder through hatch to room with Velux window. Useful space with flexible use, currently used as mini gym, restricted height.





**LOFT/ SAUNA**

9'10" x 8'9" (3.00m x 2.69m)  
With wooden 2 person sauna.  
Restricted Height.



**GARDEN ROOM/ OFFICE**

18'6" x 6'2" (5.66m x 1.88m)  
With double glazed patio doors over looking the south facing garden.



**STORAGE**

Workshop, bin and wood store. With electric and work bench.

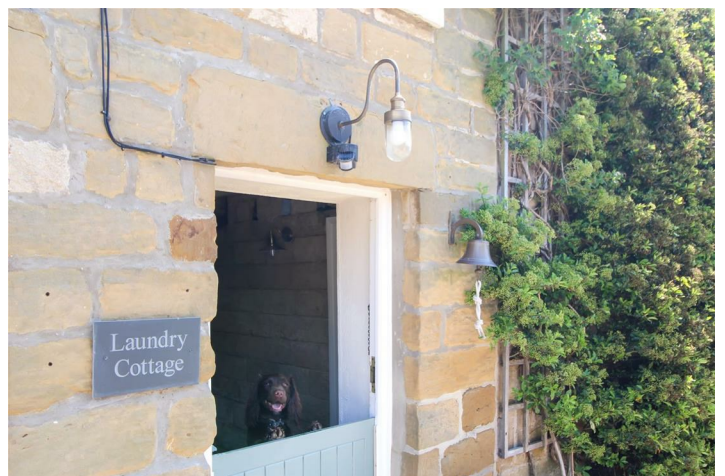


**FRONT EXTERNAL**

Cobbled off street parking area, pebbled front garden leading to gardens and workshop.



EXTERNAL



## GARDEN

Patio and covered BBQ area, fully enclosed garden, mostly laid to lawn, mature borders and beds, fruit bushes, vegetable patch, seating areas and shed.



## FREEHOLD

1/ James Winn Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error. 3/ We believe the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property. 4/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 5/ All EPC's are generated by a third party and James Winn Ltd accepts no liability for their accuracy. 6/ The Floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Buyers must satisfy themselves of any size or shape before committing to any expense. Terms of Website Use Information provided on our website is for general information only. It may not be wholly accurate, complete or up-to-date and should not be relied upon. Intellectual Property The copyright and other intellectual property rights in our website & brochures are owned by us or our licensors. All rights are expressly reserved. Unauthorised use By accessing our site, you agree not to attempt to gain any unauthorised access or to do anything which may interfere with the functionality or security of our site.

## MORTGAGE ADVICE

James Winn Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage advisor based. Call 01609 777125 or 01845 524488. (Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it.) Minimum age 18.

## VIEWING

Viewing is Strictly By Appointment Only.

## FREE VALUATION

If you are looking to sell a property James Winn Estate Agents offers a FREE NO OBLIGATION market appraisal service designed to give you the best advice on marketing your property. Contact our sales team in Thirsk 01845 524488 to book an appointment.

## MATERIAL INFORMATION

The following information should be read and considered by any potential buyers prior to making a transactional decision:

**SERVICES:** We are advised by the seller that the property has oil fired central heating, electricity, water and septic tank drainage.

**MAINTENANCE / SERVICE CHARGE:** N/A

**WATER METER:** No

**PARKING ARRANGEMENTS:** Driveway and off road parking

**BROADBAND SPEED:**

The maximum speed for broadband in this area is shown by inputting the postcode at the following at the following link here <https://www.broadbandcheck.co.uk/>

**ELECTRIC CAR CHARGER:** No

**MOBILE PHONE SIGNAL:** No known issues

The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

1841 sq.ft. (171.0 sq.m.) approx.



TOTAL FLOOR AREA: 1841 sq.ft. (171.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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