



THE  
YORKSHIRE PROPERTY  
AGENCY

# The Old Post Office, Knayton

Guide Price £500,000

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Boasting an attractive exterior and an internal blend of comfort and character, the ground floor consists of a charming porchway entrance, an elegant dual-aspect reception room with feature fireplace and multi-fuel stove, a similarly proportioned separate dining room with elegant features and easy access to the traditional rural-style kitchen with oak units and work-surfaces, integrated appliances and and further open-plan relaxed dining space and separate utility room with the all-important downstairs WC and shower for potential guests and the four-legged K9 companions.

Upstairs, the property benefits from three delightful double-bedrooms with bespoke fitted wardrobes and charming décor and a spacious and well-equipped family bathroom, offering both bath and separate shower facilities.

This fabulous cottage further benefits from secure off-street parking for multiple cars, a spacious double-garage, ample twin-shed storage which also has potential to convert (subject to the usual planning constraints) and mature front and side gardens which offer an abundance of space for those summer evenings and al-fresco entertaining.

## SITUATION

Knayton is a desirable and charming village and includes an outstanding primary school and two fabulous pubs in the ever-popular Dog & Gun and The Wheatsheaf. The diverse and vibrant community further extends beyond Knayton with a busy schedule of events at sister village Borrowby's village hall and the nearby Hillside Rural Activity Park which offers an array of sports activities for both young and old including a set of well-maintained tennis courts. One can explore the picturesque countryside on the doorstep with multiple footpaths for both short and long walks

The village seamlessly combines rural living with accessibility to an abundance of local amenities in the surrounding villages and market towns. .



**Knayton, Thirsk, YO7**

Approximate Area = 1591 sq ft / 147.8 sq m

Garage = 230 sq ft / 21.3 sq m

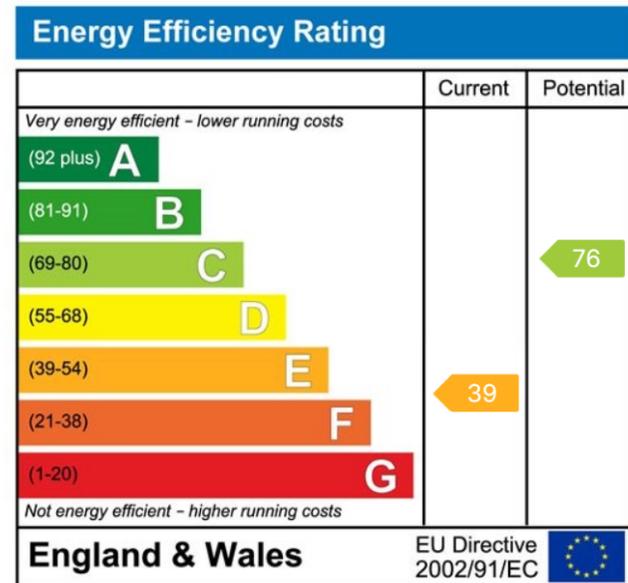
Outbuildings = 288 sq ft / 26.7 sq m

Total = 2109 sq ft / 195.8 sq m

For identification only - Not to scale



- Charming Yorkshire cottage
- Beautiful finish throughout
- Secure off-street parking
- Multiple shed-storage
- Close to amenities in the villages and nearby Thirsk.
- Three double-bedrooms
- Beautifully situated in the desirable village of Knayton
- Double-garage
- Bespoke storage throughout
- Mature front and side gardens



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