

OLD BAR COTTAGE THORNTON LE DALE



A charming Grade II listed Character Cottage located midway up the High Street and with an attractive range of modern accommodation, landscaped gardens and off-street parking.

Beautifully presented accommodation with a modern finish amounting to over 1,400 sq.ft.

Ground Floor: Entrance vestibule - entrance hall – sitting room with study alcove – dining kitchen

First Floor: Master bedroom with en-suite shower room – up to two further bedrooms – house bathroom

Easy to care for landscaped gardens to the rear

Generous parking area.

NO ONWARD CHAIN

GUIDE PRICE £379,950

Old Bar Cottage takes its name from its time as one of Thornton-le-Dales oldest Pubs, today it is a carefully refurbished and beautifully presented double fronted cottage. Stone under a pan tiled roof, the cottage retains much of its original character, with beamed ceilings, Yorkshire sliding sash windows and the village post-box set within the front elevation. Internally the property was renovated and reconfigured around six years ago, creating an open plan dining kitchen and fitted with a range of high specification units with granite tops and integral appliances, upstairs an en-suite was been added and a stylish new bathroom fitted. Mains gas fired central heating and modern secondary glazing to all but one window.



The accommodation amounts to 1,420 square feet and comprises: entrance vestibule, entrance hall, sitting room with recently fitted multi fuel stove, open plan living/dining kitchen, with a dual outlook front to back. On the First Floor are three bedrooms; one with en-suite shower room and a refitted family bathroom. Central heating is gas-fired.

Old Bar Cottage stands on the northern side of High Street, looking South. To the rear the grounds run back to Church Lane providing access onto a decent sized area of gravelled parking. Beyond, the garden has been landscaped into several different area of interest, with scope to interest a keen gardener, whilst equally easy to create a low maintenance but attractive space. There is a lawned area, shrub borders and a raised stone terrace with an ideal private and sunny position to sit out and enjoy the garden. Immediately to the rear of the cottage is a broad stone terrace, including two useful traditional outbuildings.

Thornton-le-dale is a pretty, well-served village some three miles to the east of the market town of Pickering and lies within the southern boundary of the North York Moors National Park. The village has a variety of shops, including butcher, bakery, Post Office and pharmacy, with two doctor's surgeries, cafes and public houses.

ACCOMMODATION COMPRISES

ENTRANCE VESTIBULE

1.40 m(4'7") x 0.80 m(2'7")

Timber door with leaded window light. Electric meters overhead.

ENTRANCE HALL

4.58 m(15'0") x 1.37 m(4'6")

Oak floor. Bespoke area of storage and coat hooks. Radiator. Stairs up. Door out to the rear.

OPEN PLAN DINING KITCHEN

5.38 m(17'8") x 4.70 m(15'5")

High quality range of fitted base units, topped with granite work surfaces and incorporating inset sink unit with mixer tap. Integral dishwasher. Integrated larder style fridge freezer. Wall units with under cupboard lighting and glass fronted display cabinets. Integrated microwave. Island unit with matching worktops with integrated electric oven. Four ring hob with inset extractor. Integrated washing machine.



Dual aspect room with window seat to the Yorkshire sliding sash window to the front. Feature chimney breast recess and oak mantel. Tiled floor. Beamed ceiling.



SITTING ROOM

5.38 m(17'8") x 4.70 m(15'5")

Multi fuel stove set on a slate hearth with carved timber mantel surround. Fireside fitted alcove. Beamed ceiling. Sliding sash window to the front with secondary glazing and window seat. Window to the rear with window seat. Casement window to the rear. Radiator. Alcove. Five wall light points.



STUDY ALCOVE

Snug study area with window to the rear.



FIRST FLOOR

LANDING

Two large, fitted storage cupboards. Loft access hatch.

BEDROOM ONE

3.90 m (12'10") x 3.60 m (11'10") max

Casement window to the front. Radiator. Television point.



EN-SUITE SHOWER ROOM

2.20 m (7'3") x 1.38 m (4'6")

Corner shower cubicle. Wall hung wash hand basin with fitted storage. Low flush WC. Chrome heated ladder towel rail. Extractor fan. Fully tiled walls and floor with underfloor heating. Recessed ceiling lights.



BEDROOM TWO

3.30 m (10'10") x 2.40 m (7'10")

Casement window to the rear. Radiator. Fitted cupboard housing the gas fired central heating boiler.



BEDROOM THREE

4.00 m (13'6") x 2.70 m (8'10")

Casement window to the front. Radiator. Television point.



BATHROOM

2.90 m (9'6") x 1.60 m (5'3")

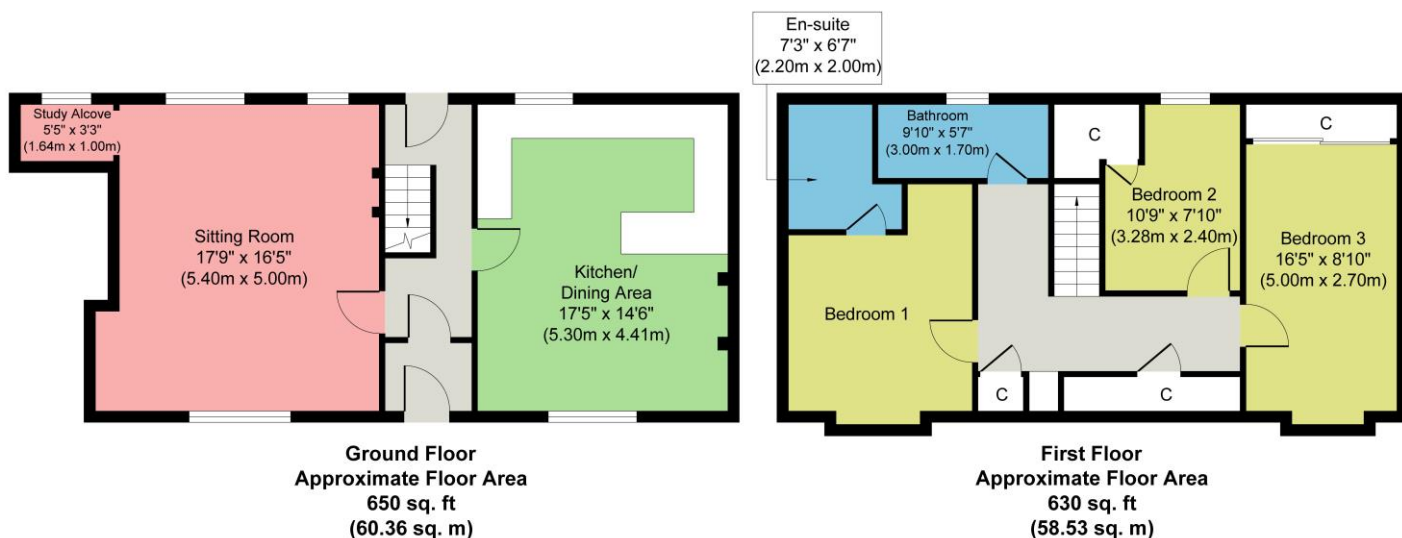
Panelled bath with shower overhead and a tiled surround. Wash hand basin set into fitted storage units. Low flush WC. Tiled floor with underfloor heating. Tiled walls. Casement window to the rear. Heated ladder towel rail. Recessed ceiling lights. Bathroom mirror. Extractor fan.



GARDEN & GROUNDS

Old Bar Cottage fronts High Street to the front and backs onto Church Lane at the rear which is where the vehicular access runs from. There is a decent sized, gravelled private parking area. Beyond is an enclosed level lawned garden with a raised stone flagged terrace to the side, offering a private seating and dining area. Steps lead down to the back door, flanked by well stocked borders to the side. A pair of useful storage sheds lie at the bottom, with electric light and power.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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GENERAL INFORMATION

Service: Mains water, drainage, gas and electric. Central heating is gas-fired.
 Council Tax: Band C
 Tenure: We understand that the property is freehold and that vacant possession will be granted upon completion.
 Planning: Ryedale District Council, Ryedale house, Malton, YO17 7HH. Tel: 01653 600666
 Viewing: Strictly by appointment with the Agent's Pickering office.
 Post Code: YO13 7QW
 Details prepared November 2024.

ADDITIONAL INFORMATION

The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. Measurements are approximate and are intended for guidance only. These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person within the firm's employment has the authority to make or give any representation or warranty in respect of the property

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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