

DAISY COTTAGE, CHURCH LANE THORNTON LE DALE



A charming family home with beautifully appointed four-bedroom accommodation, separate studio with home office, parking and gardens and located only a short walk away from the centre of Thornton le Dale.

In all 1,319 square feet of stylish character accommodation

Entrance Hall – Shower room – Dining Kitchen – Sitting Room – Bedroom Four/Study

Master bedroom with en-suite shower room – Two further double bedrooms – house bathroom

An independent studio/home office with WC

Landscaped private garden

Ample private parking

GUIDE PRICE £499,999

Situated in a tucked away position along Church Lane, Daisy Cottage is a delightful, detached cottage, with private off-street parking, and a separate, detached studio/ home office and a sunny, sheltered garden. A classic double fronted cottage built from stone under a pantile roof Daisy Cottage provides stylishly appointed character accommodation, fitted and presented to an exceptionally high standard throughout and provides an unusually versatile layout of space , which can be easily adapted to suit a range of purchasers.

Understood to have been built in around 1850 and fully refurbished five years ago to a high standard, in brief the living accommodation amounts to 1,084 square feet and comprises; entrance hallway, dining kitchen with a stylish range of kitchen cabinets, pantry, front hall and sitting room with multi fuel stove. Also, to the ground floor there is either a further reception room or a fourth double bedroom and a shower room. Upstairs is a large master bedroom with fitted wardrobes and storage and an adjoining en-suite shower room. There are two further double bedrooms and the main house bathroom.



Outside is a large former garage which now provides a versatile work and living space with cloakroom and WC with wash hand basin. Ample off-street parking on the block paved driveway. To the side of the cottage is a sheltered and very private garden. Designed to be easy to maintain but without compromising on colour and interest there are herbaceous shrub borders and a sunny south facing sitting out area.

LOCATION

One of the main attractions of the property is the situation; being located within Thornton le Dale, one of North Yorkshire's most picturesque and popular National Park Villages. The village is centred around Thornton Beck and the Green, clustered around which are a number of small independent shops and eateries, including two public houses and bistro. The village lies on the doorstep of some of the most beautiful countryside in the area with endless opportunity for outdoor recreation. Thornton le Dale is situated approximately two miles east of the popular market town of Pickering and eight miles north of Malton and enjoys easy access to the A64 providing links to the wider metropolitan area. Malton benefits from a train station with regular services to the main line station of York, where there are direct services to London, Leeds & Edinburgh.

ACCOMMODATION COMPRISES

ENTRANCE HALL

Composite front door with security lantern to the side. Wood effect ceramic flooring. Radiator. Rear porch with doors out to the garden. Pantry and understairs storage cupboard.

DINING KITCHEN

4.30 m (14'1") x 3.47 m (11'5")

A light and bright triple aspect room with windows to the front, side and rear. A stylish range of solid wood painted kitchen cabinets with white worktops incorporating a one and a half bowl ceramic sink unit with mixer tap. Rangemaster stove set into a mosaic tiled recess with extractor overhead. Integrated microwave oven. Integrated dishwasher. Integrated fridge freezer. Integrated wine fridge. Integrated washing machine. Gas fired central heating boiler. Beamed ceiling. Radiator. Recessed ceiling lights. Tiled splashbacks. Wood effect ceramic flooring.



FRONT HALLWAY

Stairs to the First Floor. Front door with glazed panes opening out onto the front garden.

SITTING ROOM

4.38 m (14'4") x 3.41 m (11'2")

Awning window to the front. Multi fuel stove set into a recess with stone hearth and a carved timber mantel. Wall lights. Beamed ceiling. Plate rack. Television point. Radiator. Dimmer switch.



BEDROOM FOUR/SNUG

3.30 m (10'10") x 2.90 m (9'6")

Awning window to the side. Radiator. Television point.



GROUND FLOOR SHOWER ROOM

1.66 m (5'5") x 1.65 m (5'5")

Fully tiled corner shower cubicle with electric shower. Low flush WC. Wash hand basin. Tiled floor. Half tiled walls. Extractor fan. Radiator. Recessed ceiling lights. Awning window.



FIRST FLOOR

BEDROOM ONE

4.40 m (14'5") x 3.15 m (10'4")

Awning window to the front. Range of bespoke fitted wardrobes and storage cupboards. Over stairs storage cupboard. Radiator. Television point. Dimmer switch.



EN-SUITE SHOWER ROOM

3.70 m (12'2") x 1.60 m (5'3")

Fully tiled corner shower cubicle with shower overhead. Low flush WC. Pedestal wash hand basin. Heritage style column radiator with a heated towel rail. Non-slip wood style flooring. Extractor fan. Recessed ceiling lights. Awning window to the side.



BEDROOM TWO

3.34 m (10'11") x 2.67 m (8'9")

Awning window to the front. Radiator. Television point. Fitted over stairs wardrobe. Loft hatch.



BEDROOM THREE

3.70 m (12'2") x 3.30 m (10'10")

Awning window to the side. Loft hatch. Radiator.



BATHROOM

2.60 m (8'6") x 1.51 m (4'11")

Bathtub with shower overhead. Low flush WC. Pedestal wash hand basin. Chrome heated ladder towel rail. Tiled walls. Radiator. Recessed ceiling lights. Awning window to the side.



DETACHED STUDIO/HOME OFFICE

5.00 m (16'5") x 3.46 m (11'4") (not inc hall and WC)

Entrance hallway with cloakroom off to the side with low flush WC and pedestal wash hand basin. Wood floor. Four velux roof lights. Wall lights. Picture light. Range of fitted kitchen cabinets incorporating a one and a half bowl stainless steel sink unit. Tiled splashback. Cast-iron multi-fuel stove set on a marble hearth.

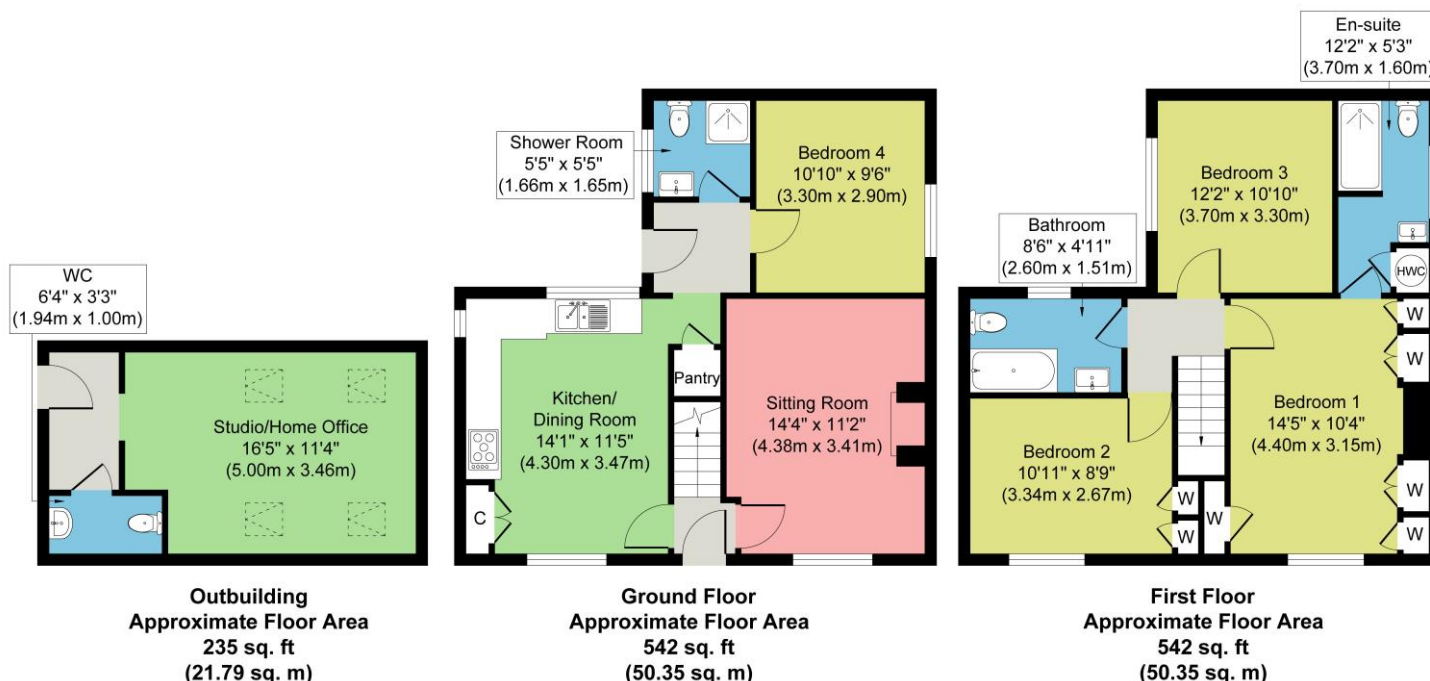


GARDEN & GROUNDS

Daisy Cottage benefits from a generous level of block paved parking to the front, providing space for a pair of vehicles. Steps lead down to the front door with a short path leading into the garden via a wrought iron hand gate to the side.

The garden faces south, making it a particularly sunny spot and is sheltered to all sides with willow fence work offering plenty of privacy. To the immediate front is a stone flagged seating area. The garden has been designed to be easy to care for, with artificial grass complemented by several mature shrubs and ornamental trees including a fine weeping willow. There is an outside water and electric supply.





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.
Council Tax: Band E
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: YO18 7QL
EPC: Current D/62 Potential B/84

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

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