

APPLEDORE COTTAGE THORGILL, ROSEDALE ABBEY



A delightful character cottage, with a spacious range of well-presented accommodation, wonderfully located within the heart of the North York Moors National Park.

Over 1,500 square feet of extended, improved and well-presented accommodation.

Ground Floor: sitting room – open plan living, dining kitchen with recently added garden room – rear hall - ground floor double bedroom/study – shower room

First Floor: Three further double bedrooms – house bathroom

Large and attractive grounds of 0.34 acres with beautiful views. Detached stone-built garage and off-street parking. Green credentials – solar panels and air source heating make for an unusually efficient period property.

NO ONWARD CHAIN

GUIDE PRICE £495,000

Appledore Cottage is a characterful, double fronted cottage which has been creatively extended and improved in recent years to create a surprisingly generous family home, set in a large plot of 0.34 acres in total.

Forming the southern end of a stone-built terrace of three houses, Appledore Cottage retains plenty of character and has been reconfigured to create an open plan layout of living accommodation to the ground floor and includes a large ground floor bedroom and shower room, offering a flexible arrangement of rooms. Recent additions include the construction of a south facing garden room, with bi-fold doors onto a flagged terrace area, the installation of an air source heat pump and solar panels which supplement the electric, making it a surprisingly efficient period property to run.

In all the cottage provides 1,556 square feet of modern accommodation, with nicely proportioned rooms, stylishly presented and comfortably appointed throughout, with underfloor heating to the ground floor. In brief the accommodation provides the following: front facing sitting room with an open fire and a door leading out to the sheltered rear courtyard, a large, open plan living dining kitchen with adjoining garden room and a bright triple aspect, doors opening out to the garden on two sides and a cosy seating area with woodburning stove. Separate utility area, rear hall and a large ground floor bedroom and separate shower room. Upstairs are three generously proportioned double bedrooms and the main house bathroom.

Appledore Cottage sits within a large, well-established plot, with a pretty cottage garden to its front and lawned gardens which wrap around the property to two sides. A sheltered courtyard garden is set behind the sitting room and adjacent to the dining area. There is ample parking on the drive and within the detached stone-built garage.



LOCATION

Thorgill is a small hamlet, located two miles from the village of Rosedale Abbey. Rosedale Abbey is a bustling rural village and the principal settlement in the Rosedale Valley. Unsurprisingly, given the stunning landscape the village is set within, Rosedale Abbey is a popular tourist destination and offers unrivalled opportunities for walkers and wildlife enthusiasts alike to explore the National Park. Within the village is a highly regarded deli and tearoom, general store, several public houses and craft workshops. The village has a church and primary school (transport is provided) and is ten miles from the market town of Pickering and just a 30 minute drive from the lively and historic seaside town of Whitby. The Lion Inn at Blakey deemed 'The best pub in the North York Moors' by the Guardian is just a two mile walk from the house and The Tree Relaxation Retreat which The Times names 'one of the top 20 retreats in the world' lies nearby.

ACCOMMODATION COMPRISES

ENTRANCE VESTIBULE

Panelled front door. Beamed ceiling. Stairs to the first floor.

SITTING ROOM

4.58 m (15'0") x 3.45 m (11'4")

Casement window to the front, window to the rear. Glazed French windows opening out onto the sheltered rear courtyard. Wood effect ceramic tiled floor with underfloor heating. Open fire set into a stone fireplace and flagged hearth. Fireside fitted alcove with shelving. Telephone point. Television point. Beamed ceiling wall lights.



OPEN PLAN LIVING/DINING KITCHEN

10.00 m (32'10") x 3.60 m (11'10")

Range of traditional limed oak base and wall cabinets with solid wood butcher block style worktops incorporating a Belfast sink unit. Glass fronted display cabinets. Integrated electric oven with four ring hob and extractor overhead. Integrated NEFF microwave oven. Integrated dishwasher. Integrated fridge and freezer. Beamed ceiling with recessed lights. Casement windows to three sides. Slate floor.



Walk in under-stairs laundry and utility area with automatic

washing machine point. Hot water cylinder. Underfloor heating controls. Electric fuses and consumer unit.



Living and seating area with wood burning stove set in a brick fireplace with oak lintel. Fitted fireside cupboards and shelving. Slate floor. Window to the side. Door to the sheltered rear courtyard. Television point.



GARDEN ROOM

3.34 m (10'11") x 1.40 m (4'7")

Bifold doors opening out to the side. Windows to the side. Recessed ceiling lights.

REAR HALL

Slate floor. Door to the outside. Velux roof light.

BEDROOM FOUR/STUDY

3.72 m (12'2") x 3.41 m (11'2")

Windows to the rear and side. Ceramic tiled floor.



SHOWER ROOM

1.97 m (6'6") x 1.96 m (6'5")

Shower cubicle. Low flush WC. Wash hand basin set into a vanity unit. Column radiator with a heated towel rail surround. Extractor fan. Electric shaver point. Velux window.



FIRST FLOOR

LANDING

Wall light point. Radiator. Casement window to the rear. Loft hatch with a drop-down ladder. The loft is part boarded for storage.

BEDROOM ONE

4.90 m (16'1") x 3.70 m (12'2")

Generous main bedroom with a dual aspect, window to the rear and side. Radiator. Large, fitted wardrobe with hanging space and shelving. Telephone and television points.



BEDROOM TWO

4.60 m (15'1") x 3.64 m (11'4")

Casement window to the front. Radiator. Large, fitted wardrobe with hanging space and shelving.



BEDROOM THREE

4.54 m (14'11") x 2.54 m (8'4")

Pair of casement windows to the front. Radiator. Fitted linen cupboard.

BATHROOM

2.73 m (8'11") x 1.95 m (6'5")

Bath with panelled surround and decorative tiled around. Low flush WC. Wash hand basin set into a vanity unit. Column radiator with a heated towel rail surround. Extractor fan. Electric shaver point. Casement window to the side.



GARDEN AND GROUNDS

Appledore Cottage enjoys lovely, far-reaching views looking across both Rosedale and southwards over Thorgill. The grounds amount to just over a third of an acre and have been attractively landscaped with a wide sweeping lawn to the south and west sides, edged by mature trees and shrubs. To the rear of the cottage is an enclosed and sheltered courtyard seating and dining area, with doors which lead out from the sitting and dining rooms and a path around to the garden. There is an outside water supply, outside lights and an EV car charging point.

DETACHED STONE GARAGE

6.13 m (20'1") x 3.13 m (10'2")

Detached stone construction. Composite garage door. Solar panels to the roof. Solar invertor and controls.





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

Services: Mains electricity. Central heating is via an air source heat pump. Water is via a private supply. Drainage is to a compliant sewage treatment plant. Solar panels supplement the electric.

Tenure: We understand that the property is Freehold with vacant possession to be granted upon completion.

Council Tax: D

Post Code: YO18 8SG

EPC: TBC

Viewing: Strictly by appointment with the Agent's Pickering office.

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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