



**THORNEYWAITE COTTAGE
GLAISDALE, NORTH YORK MOORS NATIONAL PARK**

Cundalls



THORNEYWAITE COTTAGE

GLAISDALE

WHITBY

NORTH YORKSHIRE, YO21 2QU

Guisborough 10 miles, Whitby 18 miles, Middlesbrough 20 miles, Leeds 70 miles (all distances approximate)

**Detached character property with a range of attractive accommodation, set in mature grounds of 0.59 of an acre.
Quietly situated within the North York Moors National Park and with lovely, far reaching moorland views.**

- 2,444 square feet of accommodation in total: Entrance Porch – Kitchen - Sitting Room – Dining Room – Living Room/Bedroom Five- Shower Room
- Four first floor bedrooms – main house bathroom.
- Quiet position, within an easy walk to the centre of Glaisdale village.
- Lovely, well-tended gardens lie to the front and rear, amounting to 0.59 acres in total and benefiting from far-reaching views to all sides.
- Integral double garage and ample private parking.

GUIDE PRICE £645,000

FOR SALE BY PRIVATE TREATY

DESCRIPTION

A charming character property situated in a quiet location only a short walk from the popular and well served Moorland village of Glaisdale.

Thorneywaite Cottage has been in the same hands for around 50 years, during this time the cottage has been extended and improved with a sizable ground floor reception room/bedroom with en-suite added and a number of modern improvements made. In all the house provides over 2,400 square feet of accommodation, with a versatile layout. Attractively presented, well cared for and with double glazing throughout, the house is set within sizable grounds of 0.6 if an acre in total and benefits from lovely open views from every angle.

In brief; entrance porch, breakfast kitchen, a dual aspect sitting room, separate dining room with doors out onto the garden and a large further reception room or bedroom with an adjoining shower room. Upstairs are up to four bedrooms, three of which are large double rooms and the main house bathroom.

The house is set well into its grounds and is nicely framed by a mature lawned garden to its front. The grounds surround the property to all sides and have been attractively landscaped, largely laid to lawn with well stocked herbaceous and shrub borders and a large vegetable plot to the rear. There is plenty of parking to be found on the lengthy driveway and within a sizable integral double garage.

LOCATION

Glaisdale is a thriving moorland village, with a good range of local amenities. Amenities within the village include a general store, independent butchers, public house, parish church and primary school. Secondary education can be found close by in Whitby and Guisborough along with a larger range of amenities.

Nearby Castleton is served by the Esk Valley railway line, with both school and main services to Whitby and Middlesbrough, which connects to the main line network.

ACCOMMODATION

ENTRANCE PORCH

Inner and outer doors. Tiled floor.

KITCHEN

5.10 m (16'9") x 3.30 m (10'10")

Range of base and wall units with a marble topped seating area. One and a half bowl sink unit. electric cooker point. Integrated fridge. Integrated freezer. Integrated dishwasher. Washing machine point. Double aspect with casement windows to the front and side.



SITTING ROOM

5.10 m (16'9") x 4.00 m (13'1")

Dual aspect with a windows to the front and rear. Stone fireplace with oak tops housing a gas living flame fire. Two radiators. Television point. Wall lights, stairs up to the first floor. Beamed ceiling.



DINING ROOM

7.00 m (23'0") x 3.11 m (10'2")

Dual aspect with a window to the front and French doors out to the garden. Oak and tiled fireplace housing a gas living flame fire. Two radiators. Television point. Wall lights, stairs up to the first floor



LIVING ROOM/BEDROOM FIVE

6.00 m (19'8") x 2.77 m (9'1")

Triple aspect room with windows to the front and side and French doors out to the garden. Oak floor. Two radiators. Television point.



EN-SUITE SHOWER ROOM

2.25 m (7'5") x 1.60 m (5'3")

Corner shower cubicle. Low flush WC. Wash hand basin set into a vanity unit. Tiled walls and floor. Heated ladder towel rail. Extractor fan. Casement window.



FIRST FLOOR

LANDING

Pair of windows to the rear. Radiator. Fitted storage cupboards. Bookshelves

BEDROOM ONE

5.00 m (16'5") x 3.00 m (9'10")

Double aspect with windows to the front and side. Two radiators. Loft inspection hatch.



BEDROOM TWO

4.80 m (15'9") x 3.30

Window to the front. Radiator. Loft inspection hatch. Range of fitted wardrobes.

BEDROOM /STUDY

4.00 m (13'1") x 2.50 m (8'2")

Window to the front. Radiator. Range of fitted bedroom furniture.



BEDROOM THREE

5.60 m (18'4") x 3.00 m (9'10")

Window to the rear. Radiator. Loft inspection hatch. Door to rear landing and steps down to the Dining Room.



BATHROOM

4.00 m (13'1") x 1.90 m (6'3")

Jacuzzi bath with a tiled surround. Corner shower. Low flush WC. Wash hand basin set into a vanity unit. Tiled walls. Window to the rear. Extractor fan. Heated ladder towel rail.



OUTSIDE

Thorneywaite Cottage lies down a quiet lane, tucked away off the main street, but just a short walk to the centre of the village. Approached via a timber five bar gate, there is a lengthy driveway to the side, with plenty of space to park a number of vehicles

The attractive garden is the result of careful and considered planting, with wide stretches of lawn edged by well stocked herbaceous and evergreen borders.

A south facing patio to the rear provides a large sitting out area and there are lovely panoramic views from all angles in the garden as well as an open and sunny aspect with the garden getting the sun throughout the day. To the immediate front the garden has been arranged with lawn, flower borders and mature shrubs.

GARAGE

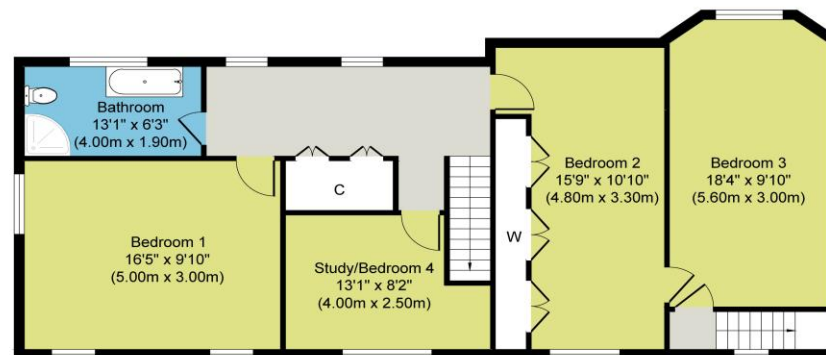
5.17 m (17'0") x 5.00 m (16'5")

Up and over door to the front. Electric light and power. Windows to the front and side. Fitted shelving and workbench. Concrete floor

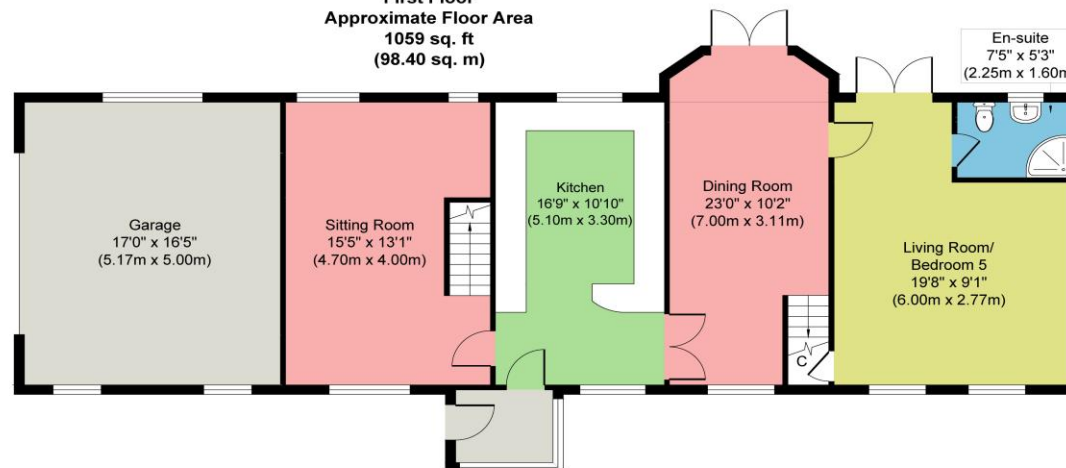








First Floor
Approximate Floor Area
1059 sq. ft
(98.40 sq. m)



Ground Floor
Approximate Floor Area
1385 sq. ft
(128.67 sq. m)

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 - REMARKS & STIPULATIONS

EASEMENTS, RIGHTS OF WAY & WAYLEAVES

The property is sold subject to and with the benefits of all existing rights of way, water, light, drainage and other easements attaching to the property whether mentioned in these particulars or not.

BOUNDARIES

The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared for Thorneywaite Cottage. Current Score: E/43 Potential Score: C/73

METHOD OF SALE

The property is being offered for sale by private treaty as a whole. Interested parties should register their interest with the agents to be involved in sale negotiations. For those with queries or to inform the agents of their interest please contact Judith Simpson on 01751 472 766, email: judith.simpson@cundalls.co.uk

GENERAL INFORMATION

Services: Mains water & electricity. Private drainage to a septic tank. Oil fired central heating.
Planning: North York Moors National Park
Council Tax: Band E
Tenure: The property is Freehold and vacant possession will be given upon completion.
Viewing: Strictly by appointment with the agent's office in Pickering; 01751 472766
Postcode: YO21 2QU
Details prepared October 2025

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. The property is brought as seen. 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 in this 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.

