

SOUTH LAWN, CHURCH LANE THORNTON LE DALE



A characterful double fronted cottage which provides a deceptive level of versatile accommodation, pretty south facing cottage garden and garage parking within the adjoining stone barn and workshop.

In all 1,669 square feet of character accommodation

Entrance Hall – Cloakroom – Kitchen – Living Room - Sitting Room – Study with mezzanine - Conservatory

Two first floor double bedrooms – house bathroom

Large adjoining barn providing garage and workshop space

South facing gardens

GUIDE PRICE £379,950

**Situated in a tucked away position along Church Lane, South Lawn comprises a deceptive stone cottage, which provides almost 1,700 square feet of character accommodation.
Attractive, south facing gardens and a large barn with parking and workshop space.**

South Lawn provides the following accommodation. Entrance hall with cloakroom, galley kitchen, separate living/dining room with front porch and a dual aspect sitting room. Study with a mezzanine floor and a large conservatory with doors opening out onto the garden. Upstairs are two double bedrooms and the house bathroom. The house has had a new central heating system fitted in 2024. Adjoining the house is a substantial stone barn, which provides covered parking, workshop and storage space.



To the front of South Lawn is a sheltered, south facing cottage garden, well established with pretty, well stocked borders and a useful stone gardeners store.

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

Panelled wood front door. Radiator. Coat hooks. Quarry tiled floor.

KITCHEN

2.40 m (7'10" x 2.00 m (6'7"))

Range of fitted base and wall units incorporating one and a half bowl acrylic sink unit. Integrated electric double oven. Four ring induction hob. Automatic washing machine point. Window to the front. Quarry tiled floor.



CLOAKROOM

1.50 m (4'11") x 1.00 m (3'3")

Low flush WC. Radiator. Window to the rear.

LIVING/DINING ROOM

4.12 m (13'6") x 3.40 m (11'2")

Quarry tiled floor. Rayburn set upon a stone plinth (the Rayburn is now just decorative). Yorkshire sliding window to the front with a window seat. Exposed beams. Television point. Radiator. Feature hatch. Walk in pantry with fitted shelving and window to the rear. Stairs to the first floor.



FRONT PORCH

Pitched roof. Quarry tiled floor. Windows to three sides. Upvc door to the garden. Wall light. Outside lights.

SITTING ROOM

5.00 m (16'5") x 3.14 m (10'4")

Double aspect room with a pair of Yorkshire sliders to the front and casement to the rear. Radiator. Television point. Fireplace.



STUDY WITH MEZZANINE

4.34 m (14'3") x 1.92 m (6'4")

Windows to the front. Radiator. Wall light points. Steps up to a mezzanine area with a velux roof light.



CONSERVATORY

6.23 m (20'5") x 2.90 m (9'6")

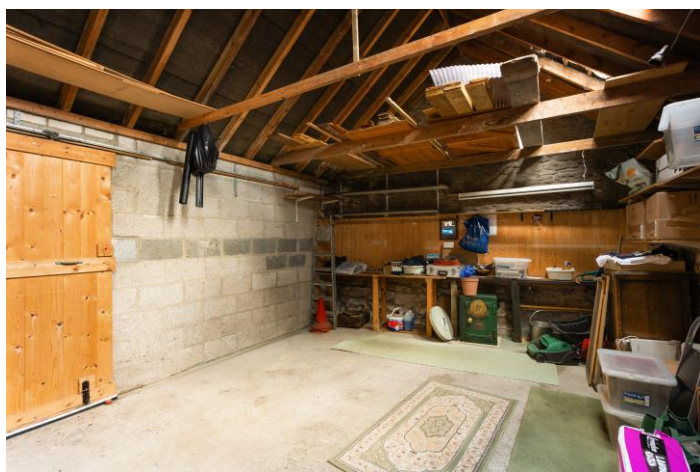
UPVC construction on a stone base. Windows to three sides. Pitched translucent roof. Exposed stonework to part. Radiator. Television point. Welsh slate floor to part.



INTEGRAL GARAGE WITH WORKSHOP

6.00 m (19'8") x 4.70 m (15'5")

Vaulted ceiling. Stone and block work construction with a sliding timber door to the front. Electric light and power. Fitted work benches.



FIRST FLOOR

LANDING

Exposed beam. Skylight. Loft inspection hatch – with a drop-down ladder, the loft is of a decent size and could provide useful storage. Radiator.

BEDROOM ONE

5.00 m (16'5") x 3.30 m (10'10")

Casement window to the front overlooking the garden. Radiator. Feature brick fireplace.



BEDROOM TWO

3.40 m (11'2") x 3.40 m (11'2")

Window to front. Wardrobe with sliding doors.



BATHROOM

2.47 m (8'1") x 2.00 m (6'5")

Bath with a tiled surround. Corner shower cubicle with. Mira Sport shower overhead. Low flush WC. Pedestal wash hand basin. Chrome heated ladder towel rail. Electric light and shaver point. Airing cupboard with slatted shelving, the cupboard houses the Vaillant combi gas heating boiler (new 2024). Casement window to the front. Wall heater.

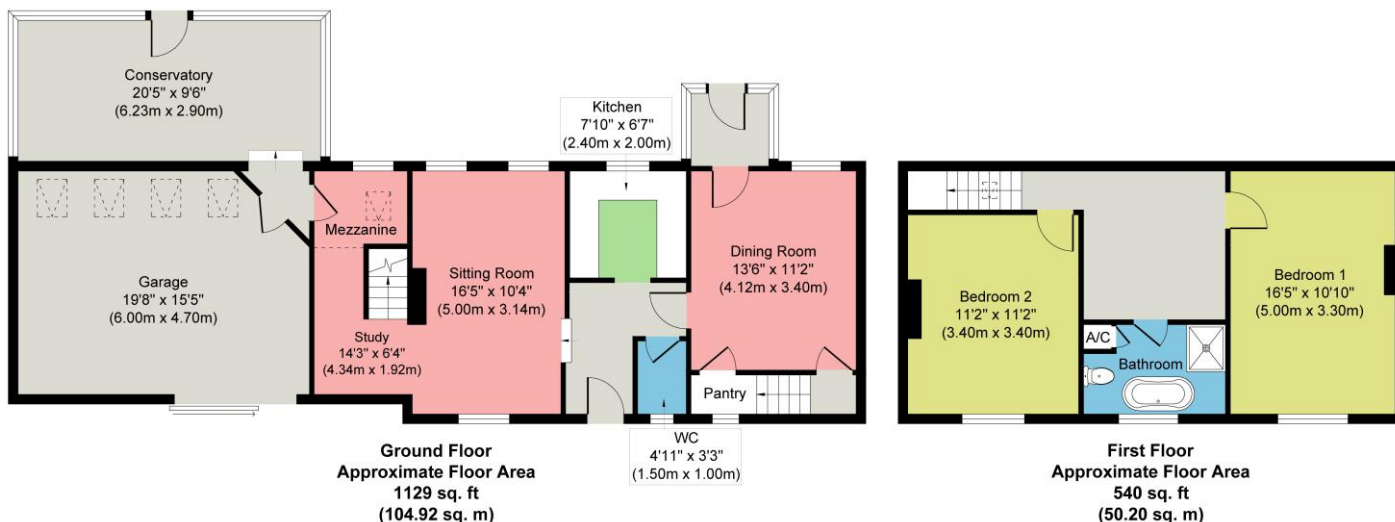


GARDEN & GROUNDS

From South Lane the property is quietly unassuming, its modest street side façade belies the level of space the cottage provides and hides the pretty stone fronted aspect and cottage gardens which lie to its front.



The garden faces south, making it a particularly sunny spot and is sheltered to all sides. It is very much a classic cottage style garden, with a pretty passionflower trained up the front of the house and well stocked flower borders stocked with seasonal bulbs, herbaceous shrubs and plantings. Lawn stands to the centre and there is a useful stone outbuilding and a timber shed within the garden. There is access through to the High Street at the front via a short passageway.



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/56 Potential B/86

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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