

Blenkin

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ESTABLISHED 1992



APPLE BLOSSOM COTTAGE • THORNTON LE DALE • NORTH YORKSHIRE



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APPLE BLOSSOM COTTAGE

High Street, Thornton le Dale, North
Yorkshire YO18 7QW

*Pickering 2 miles • Malton 8 miles • Whitby 20
miles • York 25 miles • Leeds 53 miles*

**Superb, detached village house
with garage, garden and glorious
views**

Entrance and staircase hall • 2 reception
rooms • kitchen

2 bedrooms • house bathroom

Store/boot room • 45 ft barn/garaging

Rear garden

In all some 0.35 acres

For Sale Freehold

Apple Blossom Cottage is a pretty stone cottage believed to date from the 1800s – with earlier origins - and situated just a short stroll from the bustling heart of the village. It comes with an appealing low maintenance garden and a superb stone barn providing substantial garaging and also offering opportunities for development. The whole property has been the subject of a sympathetic and comprehensive renovation, creating a beautifully appointed home that would make an ideal lock up & leave, bolt hole or holiday let.

- Terraced stone cottage with garden and outbuildings
- Dates from circa 1800 and listed Grade II
- Renovated from top to toe and appointed to a high specification
- Landscaped garden to the rear – elegant and private outdoor space
- 45 ft traditional barn provides garaging/scope for development
- Within walking distance of multiple amenities including shops and restaurants
- Thriving North Yorkshire village and gateway to the North York Moors
- No onward purchase

Apple Blossom Cottage has been painstakingly restored and renovated in recent years by the current owners including a new kitchen and bathroom, recently laid slate tiles in the hall, dining room and kitchen and wood flooring elsewhere. All renovations have been carried out with due deference to the great age of this fine old building. Constructed circa 1800, this cottage has cosy interiors with mellow oak ceiling beams, cottage doors with wrought-iron door furniture, window seats and two working fireplaces. There are two good sized reception rooms and a kitchen with a brand new range cooker and

induction hob, a Butler sink, fitted units and integrated appliances. A stable door opens to the external store/boot room with power and light. Upstairs are two double bedrooms with good ceiling heights rising into the roof space, both south facing. The house bathroom has newly fitted sanitary ware including a pedestal wash basin and bath with shower over and a heated towel rail.

Outside

Apple Blossom Cottage is elevated above the road behind a broad pavement. At the rear is an enclosed garden, walled to two sides. This lovely garden is landscaped with three terraces, gravelled and paved, connected by flights of stone steps, each providing corners for relaxing and entertaining. There is an elegant glass balustrade, raised beds planted with colourful perennials and a high mellow wall on the western boundary adorned with colourful climbers. A secure garden gate opens to a garden path that runs alongside the barn. The 45 ft-long stone barn is an attached building with power and light and a sliding garage door opening onto Church Lane. Alongside the barn, a secure wrought-iron garden gate gives direct access to the garden and rear entrance of the house.

Environs

Thornton le Dale is a thriving village on the southern fringe of the North York Moors, on the doorstep of Dalby Forest. Along with the tumbling beck and village green, the village offers a range of superb independent shops, cafés, restaurants, pubs and services including a primary school, sports facilities and a bus service connecting the Yorkshire coast to Malton, York and Leeds. There are high performing state and private schools in the area, and nearby Pickering with its castle and heritage railway provides all

the attractions of an established market town. There is easy road access to Scarborough, Whitby, York and the motorway network via the

A64. From Malton a regular railway service runs to York and on to Leeds, Edinburgh and London Kings Cross.



Tenure: Freehold

EPC Rating: Exempt as Grade II listed

Council Tax Band: C

Services & Systems: All mains services. Gas central heating.

Fixtures & Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Viewing: Strictly by appointment

Money Laundering Regulations: Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.

Local Authority: North Yorkshire Council www.northyorks.gov.uk
AONB Conservation Area

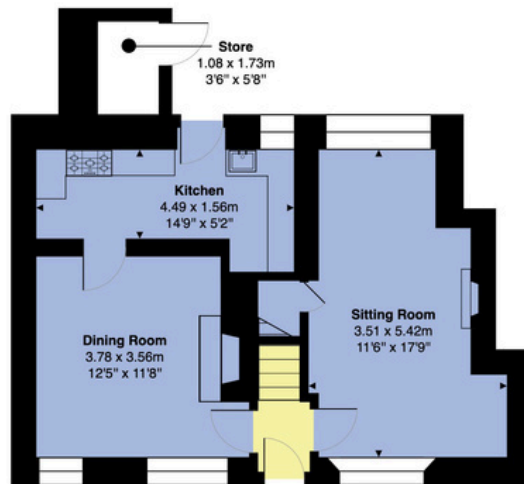
Directions: Heading east on High Street/A170, the property can be found on the left hand side, just past the church.
///dumpling.overt.pampering

Apple Blossom Cottage, High Street, Thornton le Dale, North Yorkshire YO18 7QW

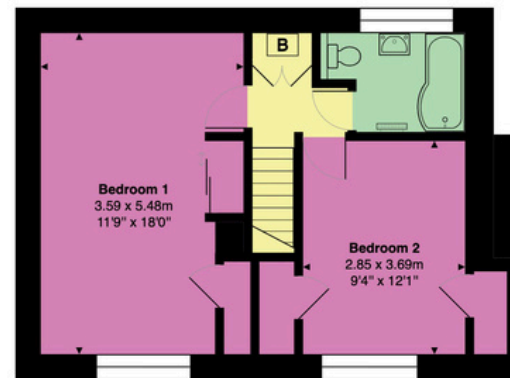


Gross Internal Area: 87.0 m² ... 937 ft² (excluding store, barn)

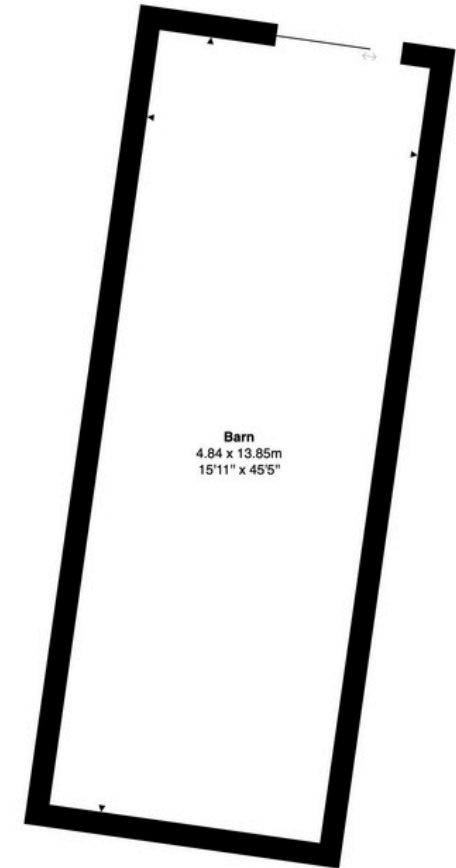
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Ground Floor
Gross Internal Area: 43.1 m² ... 464 ft²



First Floor
Gross Internal Area: 43.9 m² ... 472 ft²



Gross Internal Area: 67.2 m² ... 723 ft²

Important notice 1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("Information") may be relied upon as a statement or representation of fact. Neither Blenkin & Co nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Blenkin & Co or the seller/lessor. 2. Any photographs (and artists' impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. 4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given. **NB:** Google map images may neither be current nor a true representation. Photographs, particulars: Summer 2022, particulars June 2024



City

Country

Coast