

Blenkin

& Co

ESTABLISHED 1992



1 THORNTON HEIGHTS • THORNTON LE DALE





1 THORNTON HEIGHTS

Hurrell Lane, Thornton le Dale,
North Yorkshire YO18 7QZ

*Pickering 3 miles • Malton 9 miles
Scarborough 14 miles • Helmsley 15 miles
York 27 miles*

**Substantial, luxurious modern
house in a treasured North
Yorkshire village**

Entrance and staircase hall • kitchen/
dining/living room • utility room • drawing
room • study/office

5 bedrooms • 4 bathrooms (3 en suite)

Garage • ample off street parking
• landscaped gardens

Freehold for sale



Blenkin
& Co
ESTABLISHED 1992

No. 1 Thornton Heights is a large property standing at the head of this prestigious 2016 residential development. It is a handsome double fronted house in a generous plot, elevated and with an open outlook. Filled with light from all sides and connected to the rear garden through three pairs of bifold doors, this house is built to impress with wonderful living space and generous ceiling heights. Thornton Heights is situated in a quiet residential enclave nestled on the eastern edge of the picturesque village of Thornton le Dale.

- Large detached family house of nearly 3000 sq ft arranged over three floors
- Contemporary property with fine detailing including stone quoins, sliding sash windows and parkland railings
- Beautifully appointed with high specification fixtures and fittings
- Energy efficient with low running costs
- Superb open plan living space on the ground floor, ideal for entertaining
- Ample bespoke storage options on all floors, ideal for a family
- Fine views to the Yorkshire Wolds from the upper floors
- Superfast broadband with fibre to the premises
- Recently constructed garage
- Superb edge of village location, multiple facilities within easy reach

- Perfectly located for access to Dalby Forest, the coast and Malton with its railway station connecting to mainline services at York

The interiors are high specification throughout all floors, and include a Schuller Next125 German kitchen following the Bauhaus concept, new technology Ideal Vogue S26 Gen2 System Boiler, internal oak-faced doors, engineered oak flooring in the sitting room and office, porcelain tiles to the remainder of the ground floor and underfloor heating throughout this space.

The superbly realised open plan kitchen/dining/living space lies at the heart of the home and is connected to the private and sheltered, landscaped gardens via two pairs of bifold doors. Stylish and contemporary the fitted kitchen has integrated appliances including an island with induction hob and extractor fan above, larder cupboard with retractable doors, Neff appliances including two ovens, microwave oven, warming drawer, two integrated dishwashers, larder fridge, wine fridge and larder freezer. In addition there is a useful pantry and separate utility/laundry room.

The elegantly proportioned 27ft drawing room is triple aspect with bifold doors opening onto the garden terrace; it features a stone mantel and surround housing a living flame gas fire.

Facing due west the principal bedroom suite with bespoke dressing room and bathroom is

swathed in natural light and enjoys far reaching views. There are five bedrooms in total, three of which are en suite. Each of the contemporary styled bathrooms are fitted to a high specification predominantly Duravit sanitary ware.

Outside

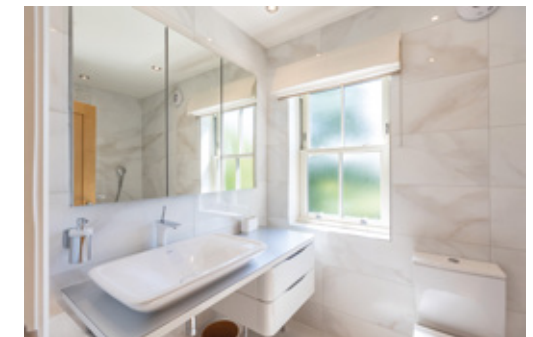
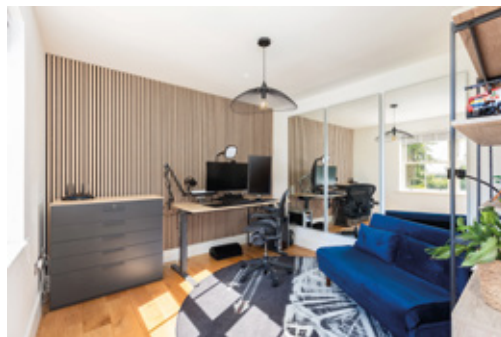
1 Thornton Heights enjoys an elevated corner plot set back from the country lane behind wrought iron railings and landscaped gardens, with a broad frontage that includes the recently built detached garage (electric door, power and light). There are three parking spaces on the southern boundary, with a further two spaces to the front elevation.

The manicured rear gardens wrap around three sides of the house; they are designed to enjoy day long sunshine and are connected to the living areas of the house via a sandstone terrace. On the far corner is a further elevated brick sett terrace. A side garden with hard landscaping and raised beds connects to the single garage and provides a useful 'drying yard' outside the laundry room. The rear garden is secure with two garden gates giving access to the garage and parking area; the whole is bounded by a high hedge to the north as well as timber fencing and trellis lined with pleached laurel trees with well stocked herbaceous borders and colourful perennial climbers. There is outside lighting, outdoor taps and electric powerpoints.

Environs

Thornton le Dale lies on the southern fringe of the North York Moors alongside Dalby Forest. It is one of the most picturesque villages in North Yorkshire with a thriving community and a range of superb amenities including pubs, primary school, bakers/farmshop, chemist, independent shops, cafes and restaurants. Local sports amenities include gym, cricket, football, squash and a bowling green. There are high performing state and private schools in the area, and the nearby market town of Pickering provides all the attractions of an established market town.

Rapid access to York, Leeds and the motorway network is via the A64, some seven miles away. From Malton Railway Station there are connections to London/Scotland from the mainline service at York. West along the A170 is the A1. A local bus service connects to Scarborough, Whitby, York, Leeds, Tadcaster and Sutton Bank.



1 Thornton Heights, Hurrell Lane, Thornton le Dale, North Yorkshire YO18 7QZ

Approximate Gross Internal Floor Area 2815 SQ FT / 261.5 SQ M

For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.

Tenure: Freehold

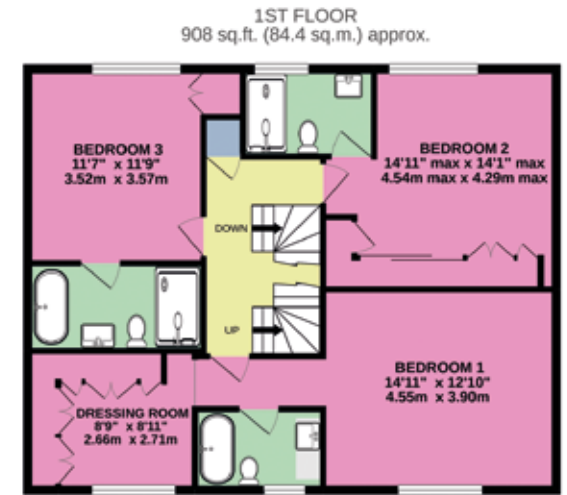
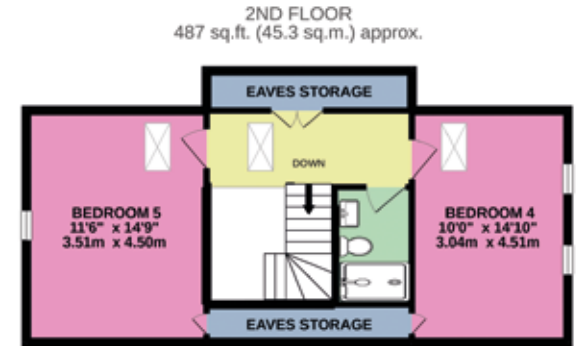
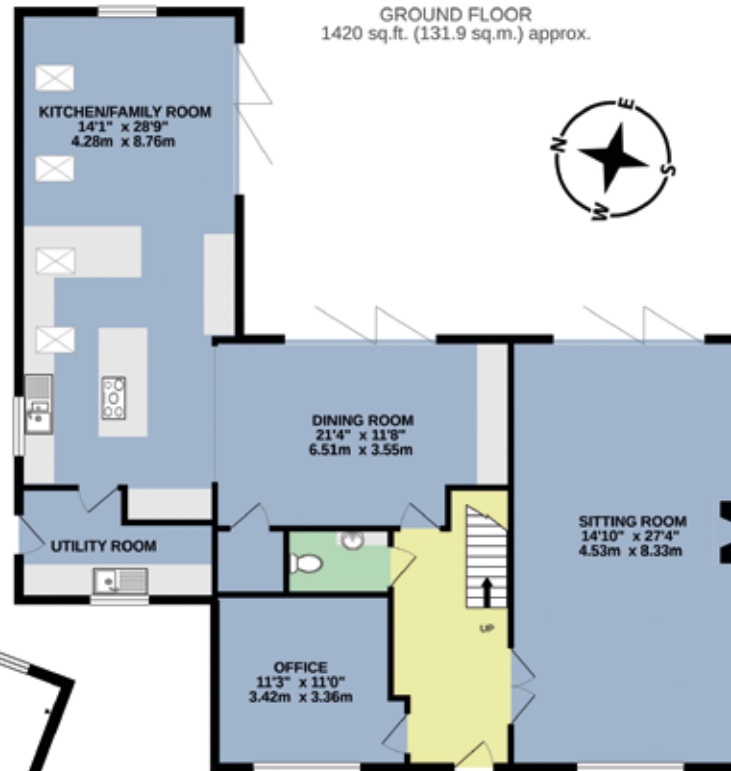
Services: Mains gas, water and electricity.
Gas fired central heating boiler.

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.

Local authority: North Yorkshire Council www.northyorks.gov.uk

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.

Directions: From the centre of Thornton le Dale take the village road east (A170). On the brow of the hill, take a right turn down Hurrell Lane and 1 Thornton Heights is on your left



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current	Potential
85	89

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, particular and showreel:** May/June 2024. Brochure by wordperfectprint.com



City

Country

Coast

