

Blenkin

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PARK COTTAGE • THORNTON LE DALE • NORTH YORKSHIRE



Shop Premises



Shop Premises



PARK COTTAGE

Maltongate, Thornton Dale, North
Yorkshire, YO18 7RJ

Pickering 2 miles • Malton 8 miles

Whitby 20 miles • York 25 miles • Leeds 53 miles

**A rare opportunity to purchase a
Victorian terraced family house
with retail unit.**

Park Cottage: Entrance porch and
hallway • staircase • cloakroom/wc •
sitting room • kitchen dining room

4 bedrooms • house bathroom • house
shower room

Private lane access • courtyard • off
street parking

Retail Premises: shop floor •
kitchenette • wc • store

For Sale Freehold



Park Cottage

A traditional brick built terraced house with associated outbuildings that historically formed the village butchers' shop. Park Cottage consists of a four bedroom house and retail unit.

- Newly refurbished to a high specification
- Adjoining retail unit
- Victorian and not listed
- Elegant rooms, beautifully appointed over two floors
- Four bedrooms and two bathrooms
- Courtyard garden enjoys a west facing orientation
- Retail unit – was previously a florist shop
- Private access to all above

Park Cottage has been comprehensively restored and renovated in recent years by the current owners including a full re-wire and the installation of underfloor heating across the ground floor with central heating on the first floor. All the windows have been replaced with new bespoke timber windows.

A new drainage system has been installed by the present owners taking waste via new pipe work to the mains systems on Maltongate.

The kitchen/diner with west facing window has access to the rear courtyard and up to the garden/parking area with a gate on to private lane and outbuildings. The kitchen is newly refitted with bespoke handmade units, quartz work surfaces, electric and steam ovens, a Quooker tap, gas hob, dishwasher, fridge freezer and washer/dryer. The dining area has built in seating benches with table and chairs to seat around eight people. The sitting room benefits from a large east facing window and has an original Victorian working fire place

and many period features, high ceilings and coving.

A traditional staircase leads to four bedrooms all of good proportions and with original Victorian fire places. Bed 3 and 4 cross the first floor of the retail unit. Both the family bathroom and shower room are good sizes. The property is beautifully presented with Farrow and Ball paint work through out.

Retail Unit

The unit originally formed the butchers' shop and is currently occupied on the ground floor as was previously a successful florists on a short term lease.

The unit fronts on to Maltongate and retains its original Butchers' tiling and name across the fascia. Use of a rear yard and access via the private lane is currently granted by private agreement. Services have been completely separated from Park Cottage.

Outside

At the rear of the property there is a small courtyard with seating terrace which leads to the parking area up a few steps. A private lane, off Maltongate, gives access to the off street parking, secured behind timber gates, and outbuildings.

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: D

Council Tax Band: TBC

Services & Systems: All mains services to the property. 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 North York Moors National Park

Directions: Heading south on Maltongate through the village centre from A170 the property can be identified on the right, opposite the beck.

Park Cottage, Maltongate, Thornton le Dale, North Yorkshire YO18 7SE

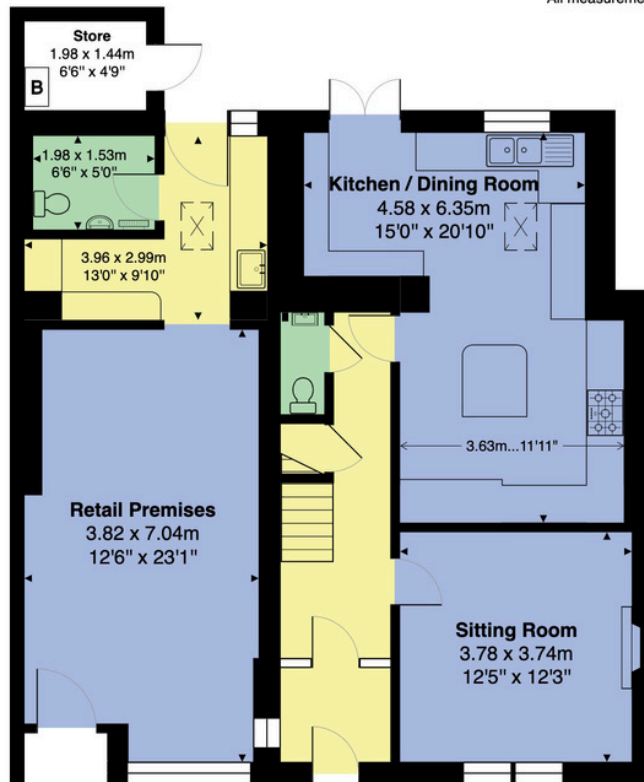


Gross Internal Areas

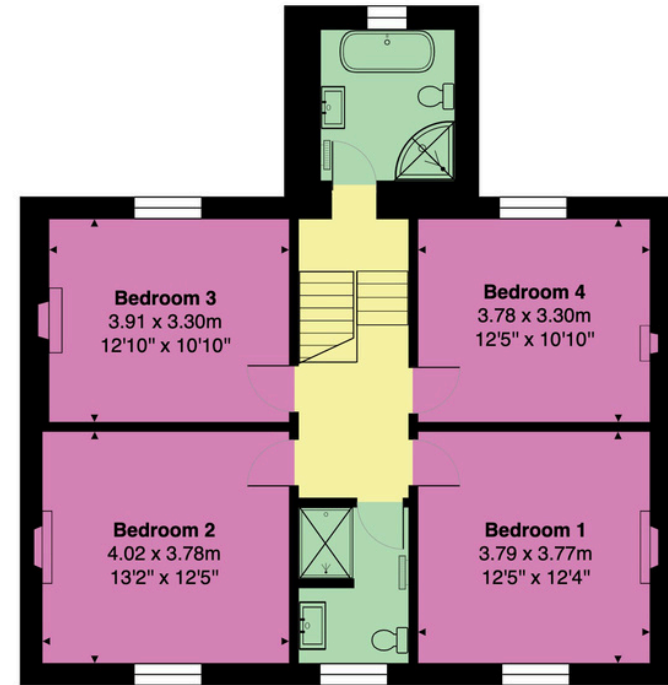
Main House: 134.4m² ... 1,447ft²
Retail Premises: 44.1m² ... 474ft²
Barn: 103.8m² ... 1,117ft²
Total: 282.8m² ... 3,038ft²

All measurements are approximated for display purposes only and should be independently verified
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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		62 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor
Gross Internal Area: 101.7 m² ... 1095 ft²



First Floor
Gross Internal Area: 78.9 m² ... 849 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: July 2024



City Country Coast