

FORGE COTTAGE

Nether Silton, Thirsk, North Yorkshire



GSC GRAYS

PROPERTY • ESTATES • LAND

FORGE COTTAGE

NETHER SILTON, THIRSK, NORTH YORKSHIRE YO7 2JZ

IMMACULATELY PRESENTED, GRADE II LISTED STONE COTTAGE,
LOCATED IN THE PRIME VILLAGE OF NETHER SILTON

Accommodation

Living Room with Range and Feature Fireplace • Dining Room
Large Central Reception Hall with Stone-Flagged Floor and Feature Range
Study / Office • Boot and Utility Room • Large Family Kitchen and Breakfast
Room with Wood-Burning Stove and Heritage Cooking Range
Further Sitting Room • Ground Floor Shower Room
First Floor Sitting Area and Landing • Master Bedroom Suite with Dressing Room
and En Suite • Three Further Double Bedrooms • Family Bathroom

Externally

Lawned Front Garden with Borders and Hedging • Gated Access to Large, Paved
and Cobbled Parking Area • Garage • Cobbled and Paved Courtyard Seating Area
Substantial Rear Gardens, Partially Walled with Lawns and Mature Planting
Large Paved Entertaining Patio Terrace • Timber Sheds and Storage
Stone-Built Workshop and Store



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Barnard Castle
Tel: 01833 637000

Driffield
Tel: 01377 337180

Boroughbridge
Tel: 01423 590500

Kirkby Lonsdale
Tel: 01524 880320



Situation and Amenities

Nether Silton is an unspoilt, picture postcard village, positioned on the edge of the North Yorkshire Moors National Park. The village is conveniently located with easy access to the A19 and motorway network beyond. Railway stations at Thirsk and Northallerton give direct access to London Kings Cross, Manchester and Edinburgh.

Nether Silton lies within a rural setting, situated near the market towns of Thirsk and Northallerton which both offer a wide variety of amenities from independent eateries and boutiques, recreational, medical and sports facilities, primary and secondary schools. The village itself has a pub, church, cricket pitch and playground. Local school buses pass through the village and independent school bus routes run locally.

Silton Forest offers endless opportunities for picturesque walking, mountain biking and horse riding. The hacking is superb and there are many miles of beautiful, off-road routes to enjoy up into the North York Moors and along the nearby Cleveland Way.

Forge Cottage

Forge Cottage is a stunning, Grade II listed property positioned in the heart of the village. Formerly two cottages, including the village Forge, the house is built with coursed squared stone and a Welsh slate roof and features two staircases leading up to the first floor.

The property offers four bedrooms and four reception areas and has been meticulously refurbished to the highest specification with exceptional fixtures and fittings throughout. There are many character features including vaulted ceilings with exposed beams, two Range ovens and a variety of fireplaces to enjoy.





Accommodation

The central feature of this wonderful home is the large reception hall which creates an immediate feeling of warmth, quality and comfort with its flagstone floor, impressive Range and staircase. Doors from here lead off to the living room, kitchen breakfast room, utility and boot room, ground floor shower room and out to the gardens.

The kitchen breakfast room benefits from a beautiful vaulted ceiling with exposed beams, high quality fixtures and fittings and a log-burner with feature fireplace and a central island: perfect for family and friends to convene and enjoy time together in front of the fire. Fully fitted with a range of units, the kitchen is equipped with everything a modern family may need and includes a lovely Heritage Range cooker providing

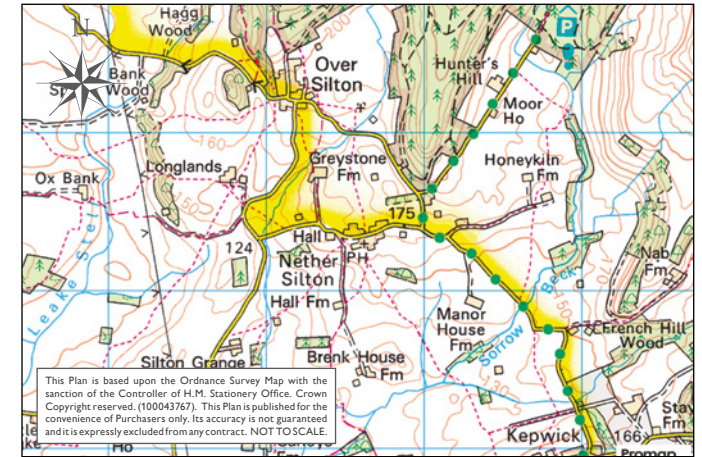
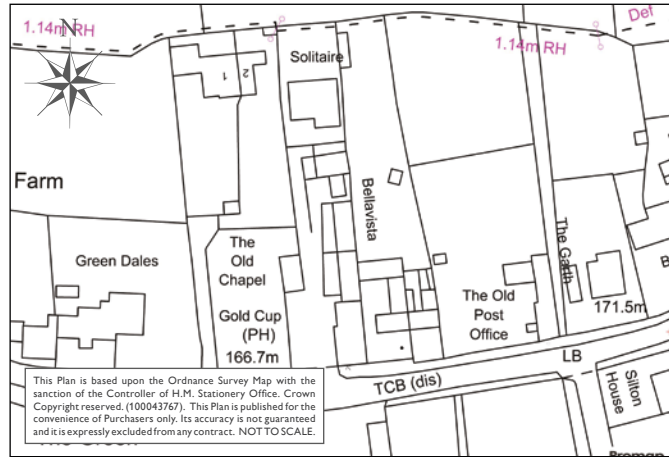
further warmth throughout the winter which can simply be turned off for the summer. Double doors open up to the patio and garden beyond, which is filled with perennials and always has colour right through until September, when the last of the Dahlias flower.

Full of character, the main living room has another Range with stone surround and hearth, along with a central feature fireplace on the opposite wall. There are windows looking out over the cottage garden and a door leading outside. A further door opens to an inner hallway, which is also accessed from the main front entrance of the property, leading onwards to a useful study / home office, the dining room with fireplace and exposed beams and the former kitchen, which could easily be

converted into a further, spacious sitting room. A second staircase leads up to the first floor at this end of the property, where there are two double bedrooms, both providing views of the countryside to the front, along with the family bathroom.

The central reception hallway staircase leads up to a further landing on the first floor, currently laid out as a cosy and comfortable lounge area with exposed beams and doors to the principal bedroom and a fourth bedroom.

The spacious master bedroom suite enjoys views over the village and includes a dressing room and en suite with large shower and quality fixtures.



Externally

The property is approached via a five-bar gate giving access to a paved and cobbled driveway. A picket gate within the hedge opens to a footpath running up to the main front entrance, which leads into the dining room. The cottage-style front gardens feature colourful flower beds and are bordered with a mature, well-tended hedge providing privacy.

To the rear of the property there is a large, flagged patio terrace which is perfect for entertaining. Beyond, there is a substantial lawn with mature flower beds along with timber storage outbuildings located at the far end of the garden. There is also a large, stone-built workshop and storeroom attached to the former kitchen.

Around the property there are several seating areas to enjoy at different times of the day including a relaxing courtyard adjacent to the side door, the perfect spot for a morning coffee, along with a cobbled patio at the front from which to enjoy the morning sun.

The Grade II listed village telephone box has been adopted by the current owners and is included in the sale.

Garage and Parking

The garage has double doors and onward access to the rear garden.



Tenure

The property is freehold and will be offered with vacant possession on completion.

Viewings

Strictly by appointment with GSC Grays.
Telephone: 01748 829 217.

Local Authority

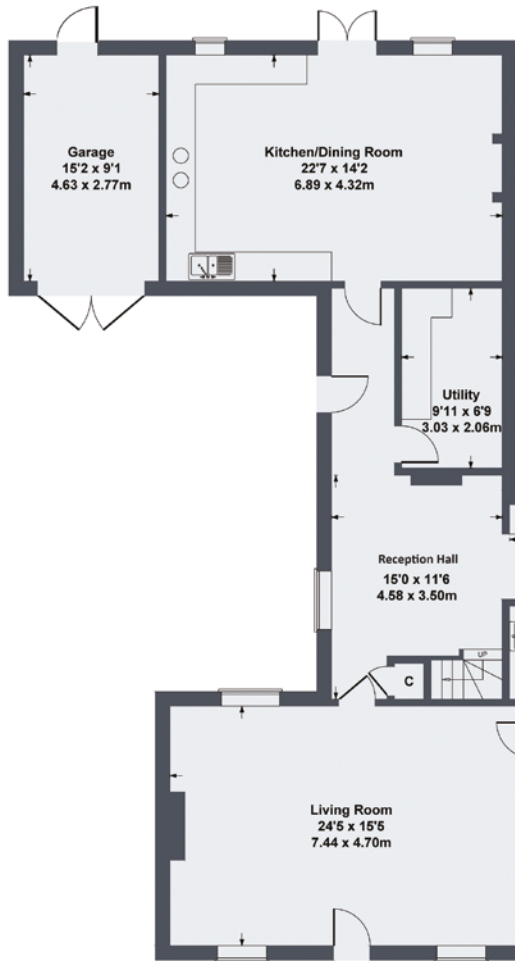
North Yorkshire County Council. Council tax band G.

Services

Mains electricity, water and drainage. Oil fired heating.

Wayleaves and Covenants

Forge Cottage is sold subject to and with the benefit of all existing rights, including rights of way, light, drainage, water and electricity and all other rights and obligations, easements and all wayleaves or covenants whether disclosed or not.



GROUND FLOOR

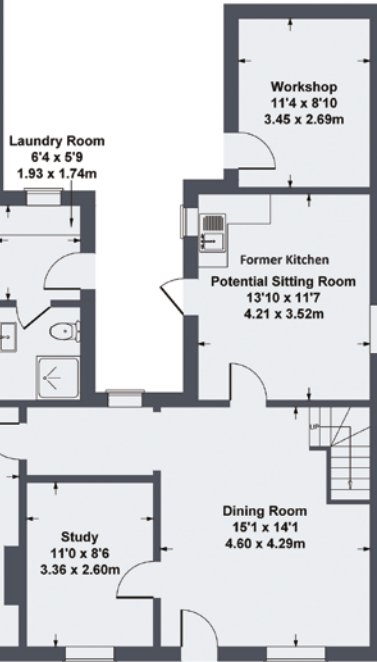
Forge Cottage, Nether Silton

Approximate Gross Internal Area
3035 sq ft - 282 sq m

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

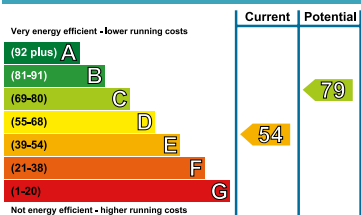
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024



FIRST FLOOR

Energy Efficiency Rating



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6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: February 2024

Photographs taken: February 2024