



Norton-le-Clay Guide Price £650,000

A simply wonderful 4 bedroom detached cottage with origins believed to date back as far as the mid 19th century located within a rural hamlet and featuring over 1,900 sq ft of flexible living space blessed with all the charm, quirk and character that you would expect to find in a picture postcard cottage complemented by an idyllic garden and rural views.

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Property Overview

The rural hamlet of Norton-le-Clay is sited 3 miles north of Boroughbridge, 9 miles south of Thirsk and offers access to a number of commuter routes by being just under 4 miles off both the A1 (Junction 49) and A168 plus a fraction under 5 miles off Junction 48 of the A1.

Inside

An entrance porch with stone flagged floor opens into a reception hall with handmade terracotta tiled floor, understairs storage cupboard and latch doors leading off into a cloakroom/wc and a fabulous living room with painted ceiling beams, British made Clock multi-fuel stove (2023) and shelved recesses. The charming and surprisingly spacious farmhouse style dining kitchen features further terracotta floor tiling from the highly regarded York Handmade Brick Company in Alne and double doors opening out into the garden. The kitchen itself comprises of a granite topped sink unit, oil fired Aga, space for a number of freestanding storage units and an opportunity to personalise the heart of this remarkable cottage. Leading off the dining kitchen there is a sensibly sized study, laundry/utility room, back kitchen and a shower room.

The first floor landing leads off with further latch doors into a spacious principal bedroom with high vaulted ceiling, far reaching rural views and en-suite bathroom with roll top bath and separate walk-in shower, 3 further bedrooms and a house bathroom with a second roll top bath.

Other internal features of note include oil fired radiator central heating and double glazing.

Outside

A double width drive to the side of the cottage provides parking and access into a single garage.

Old Rose Cottage's delightful garden enjoys a high degree of privacy and features a lawn, vegetable and kitchen garden with greenhouse, idyllic paved seating area, log store and far reaching rural views.

Energy Efficiency

The property's current energy rating is D (64) and has the potential to be improved to an EPC rating of C (77).

Services

We have been informed by the Vendor that mains electricity & water are connected to the property, drainage is by way of a private septic tank, there is no mains gas in the village.

Tenure

We have been informed by the Vendor that the property is freehold.

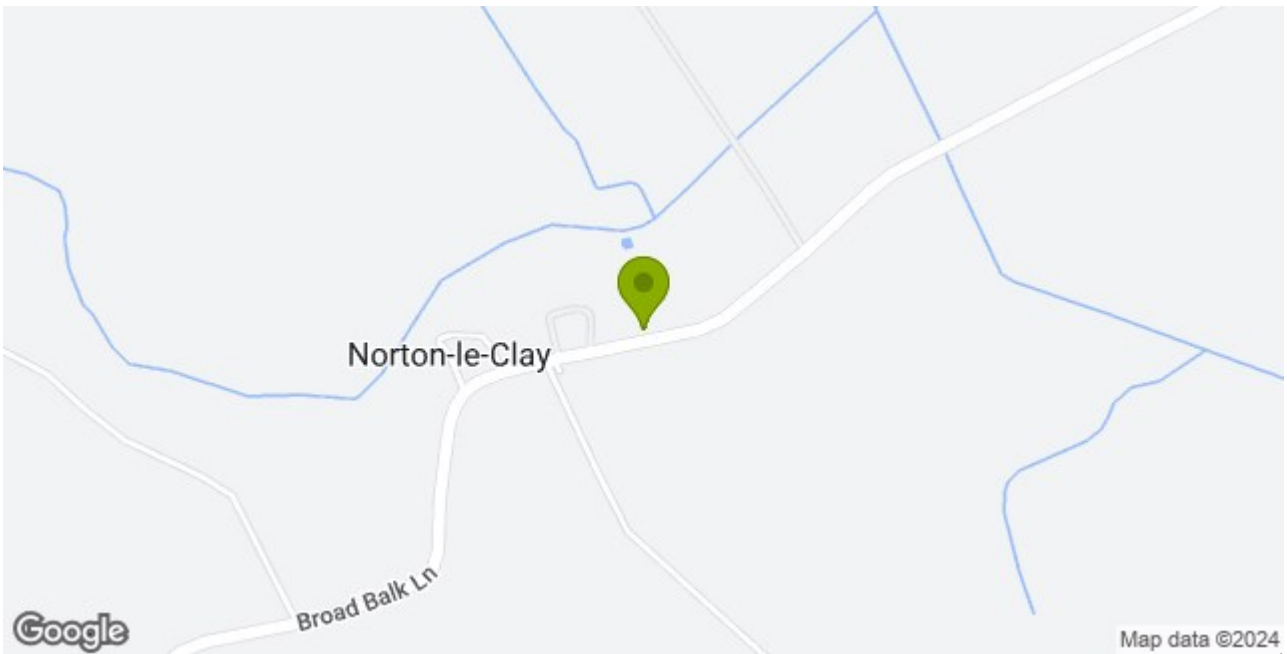
Council Tax & Postcode

This property is within North Yorkshire Council and the tax band is E. The property's postcode is YO61 2RS.

Norton-le-Clay, YO61 2RS



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1902 SQ FT / 176.78 SQ M - (Excluding Garage)
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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