

# Mark Stephenson's

ESTATE & LETTING AGENTS



## Pickering Hill South Lane, Thornton Le Dale, YO18 7QU

£535,000

- Stone and pantile individual bungalow
- Delightful views over the village
- Highly regarded part of the village
- Offered for sale with no onward chain
- Excellent living space with bi-folds
- Double glazed & mains gas c/htg
- Extensive throughout approx 2048sqft
- Self contained annexe/home office
- Large dining kitchen with bi-folds

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# Pickering Hill South Lane, Thornton Le Dale YO18 7QU

Individual stone and pantile detached bungalow enjoying lovely views over surrounding rooftops, the village church and hillsides in the distance. Extensive four bedroomed (three down, one up) accommodation, sitting room & dining kitchen both with bi-folds. Additional self contained annexe with potential as work space/home office. Available with no upward chain.



Council Tax Band: E





### General location

Thornton le Dale is a thriving village on the southern fringe of the North York Moors, on the doorstep of Dalby Forest. The village has a range of superb amenities including pubs, primary school, bakers, chemist, independent shops, cafés, restaurants, sports facilities, and a bus service connecting the Yorkshire coast to Malton, York and Leeds. There are well regarded 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 London Kings Cross.

### Directions

From Pickering take the A170 to Thornton le Dale, proceed through the village then take the turning on the right into Dog Kennel Lane, first left into Rectory Lane which leads into South Lane, the property will be found on the right hand side marked by our For Sale board.

### Services

All mains services are connected.  
Mains gas fired central heating.

### Hallway

Wood flooring, cloaks cupboard, hatch to loft space, radiator.

### Sitting room

With bi-folding doors onto the decking area enjoying far reaching views over the village roof tops and beyond. Solid fuel stove, under stairs cupboard, two radiators.

### Dining kitchen

Also with bi-folding doors onto the large decking area with fantastic views over the village. Range of fitted units, Island incorporating built in oven and hob, plumbing for washing machine and dishwasher, wooden floors, two radiators.

### Inner hallway

Side facing (west) window and leading off to each of the three original ground floor bedrooms.

### Bedroom

Window and radiator

### Bedroom

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### Bedroom

Window, radiator, built in wardrobes. Door into the en-suite.

### En-suite

Wash basin, WC and large walk in shower. Window and heated towel rail.

### Bathroom

Matching three piece suite, wood floors, separate shower cubicle, heated towel rail, window.

### First floor

### Bedroom/office space

Converted out of the front (South Lane side) part of the roof space

with staircase leading from the sitting room. Extremely versatile, could be a bedroom but more recently in use as living/home office space. Full of light from three front facing Velux windows, eaves access, two radiators and door into en-suite.

#### En-suite

WC, wash hand basin, shower cubicle, heated towel rail.

#### Annexe/home office

#### kitchen

Base and wall units, built in oven and hob, electric heater, leading into.

#### Bedroom

Again offering great versatility we feel Front window, electric heater, door into en-suite.

#### En-suite

Two piece suite and walk in shower. Window.

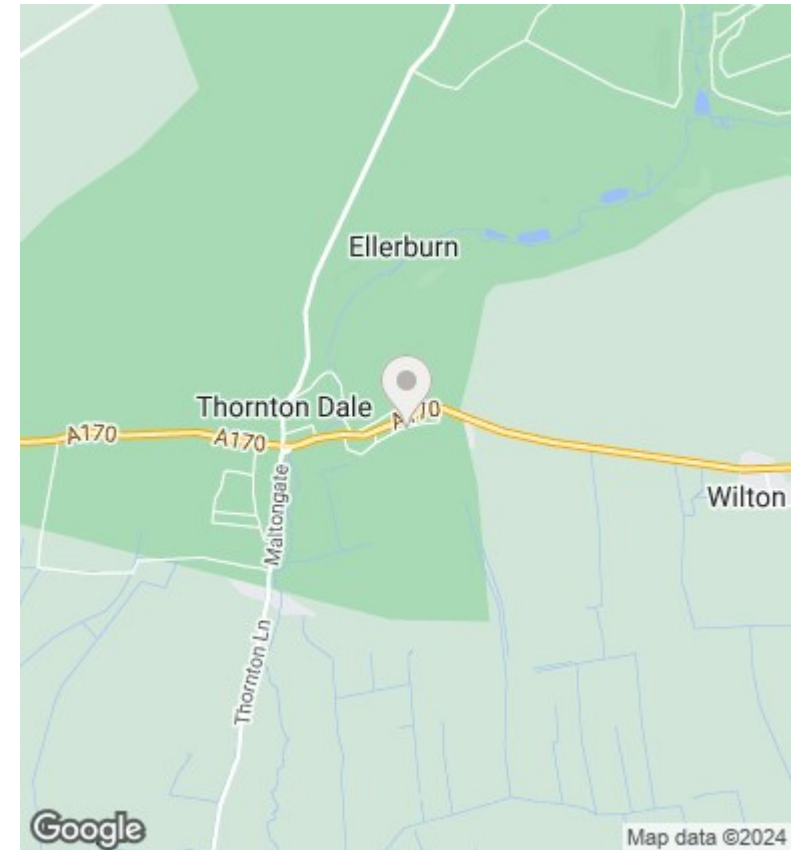
#### Outside

The main area of garden is laid to lawn adjacent to the sitting room and dining kitchen on the South Lane side of the property. The fantastic decking area is approx 27 ft across allowing lots of space for sitting out/dining and taking full advantage of the wonderful views over the village toward the church. The driveway leads in from South Lane gradually rising up and levelling out onto a resin driveway allowing generous parking. Generous workshop attached to the very end of the guest suite.









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## Viewings

Viewings by arrangement only. Call 01751 476900 to make an appointment.

## Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	