

Mark Stephenson's

ESTATE & LETTING AGENTS



Woodland View, Brook Lane, Thornton-Le-Dale, YO18 7RZ

£425,000

- Cruck cottage and a range of outbuildings
- Requiring modernisation generally
- Highly sought after NYMNP village
- Cottage 1700 sq ft - outbuildings 1800 sq ft
- Traditional setting just off village centre
- Extremely rare opportunity
- Delightful private walled gardens
- Excellent development opportunity

Woodland View, Brook Lane, Thornton-Le-Dale YO18 7RZ

Sure to be of interest to a variety of buyers Woodland View is a traditional stone and pantile Cruck Cottage with an attached range of outbuildings offering considerable scope for development we feel. The walled mature gardens are a total delight offering complete privacy and sunny aspects. The cottage requires modernisation and extends to approx 1700 sqft over two floors. The outbuildings form an L shape offering a footprint alone of approx 1800 sqft. Delightfully located within this highly sought after National Park village.



Council Tax Band: E



General information

Thornton-le-Dale is one of Ryedale's prettiest villages situated within the North York Moors National Park along the main A170 Thirsk to Scarborough road and at the foot of Dalby Forest. The village is well served with a variety of everyday shopping facilities including Doctors surgery, bakers, small supermarket, post office and chemist. The nearby market towns of Pickering and Malton provide a more comprehensive range of amenities, together with good road links to the east coast and towards the City of York.

Local Authority - North Yorkshire Council, Station Road, Richmond, North Yorkshire, DL10 4JX

Planning Authority - North York Moors National Park Authority, The Old Vicarage, Bondgate, Helmsley, York, North Yorkshire, YO62 5BP

Services

Mains supply of water, electricity and drainage.

Mains gas is not connected although we believe it is available in Brook Lane but this should be verified by interested parties.

Oil fired central heating system.

Entrance

Lobby/passage with door right into the outbuildings. Continues and opens out into the staircase hallway.

Hallway

Bathroom (ground floor)

Sitting room

Dining room

Study

Kitchen

Landing

Bedroom 1

Bedroom 2

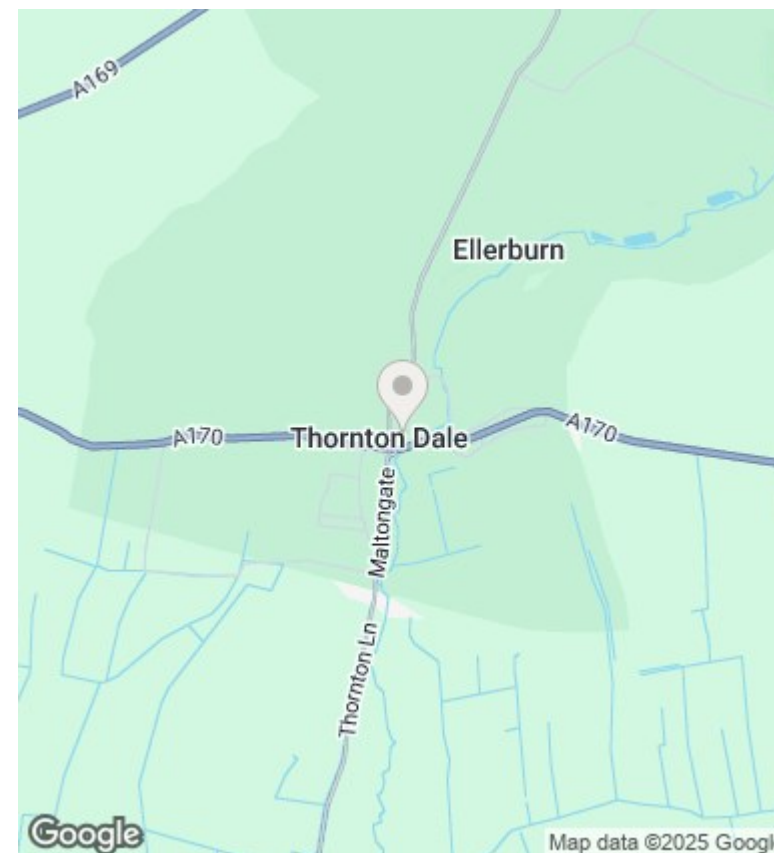
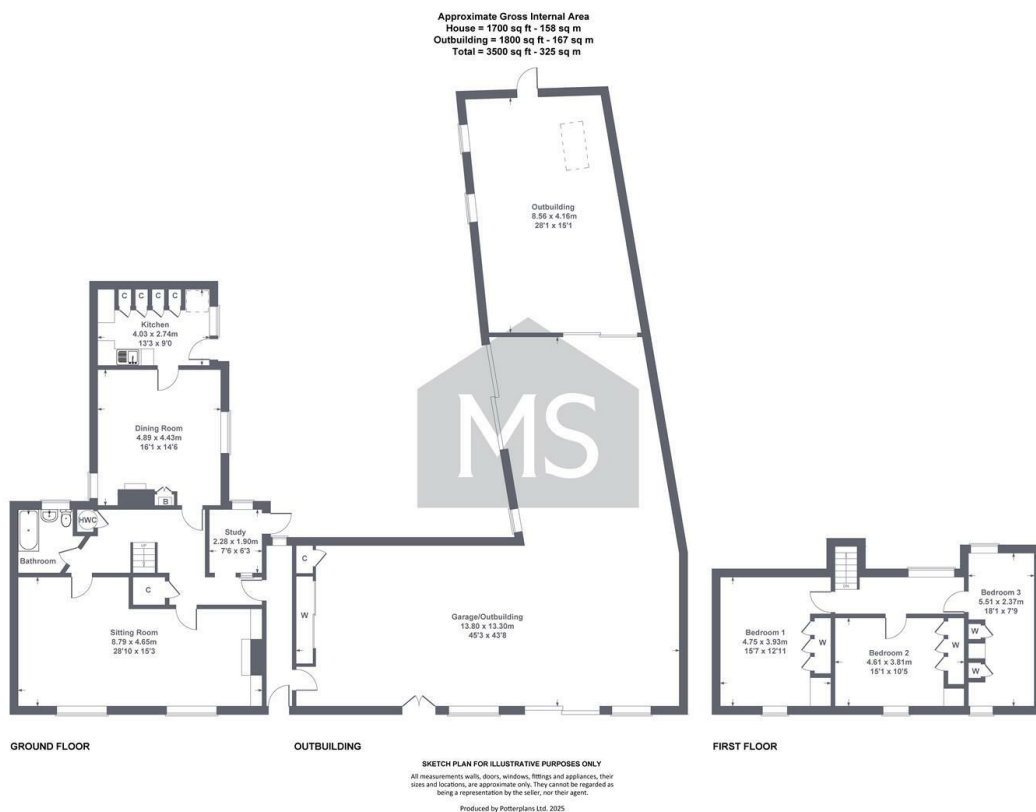
Bedroom 3

Outbuildings

Immediately attached to the cottage providing a considerable frontage onto Brook Lane. Internal width (frontage) is approx 40ft narrowing as it extends in total depth of approx 75ft. The footprint alone extends to approx 1800 sqft providing obvious scope for development - subject to all usual consents. Stone fronted with pantile roof facing Brook Lane. Internally a door leads into the cottage. Doors further back give access into the gardens.

Gardens

Complete privacy and sunny aspects from both the east and south are offered in the delightful rear gardens, extremely mature in a traditional walled boundary.



Directions

Proceed into the village from either Pickering or Malton passing the shops, turn immediate left after the Almshouses onto Brook Lane. Woodland View is on the right.

Viewings

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

Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		52
(21-38) F	22	
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		