

Mark Stephenson's

ESTATE & LETTING AGENTS



5 Low Dalby, Pickering, YO18 7LT

£379,000

- In the heart of Dalby Forest
- Delightfully located with open views
- Two bedrooms and bathroom
- Modernised in the last few years
- Excellent ground floor living space
- Top floor bedroom 3 with WC
- Extending to over 1500 sqft
- Large refitted kitchen/dining
- Double glazing and central heating

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5 , Low Dalby YO18 7LT

****Open Viewing 27th October from 12pm-4pm****

Former foresters cottage in the heart of Low Dalby within approx 8000 acres of delightful forest. Number 5 offers excellent family sized accommodation, modernised in the last few years so as to create a wonderful family home. Both centrally heated and double glazed and with generous gardens which take full advantage of the surrounding wooded setting and unrivalled views and overall aspects. Hallway, sitting room, lovely refitted kitchen, generous all year round conservatory, ground floor WC, two first floor double bedrooms, bathroom and converted attic bedroom3 suite with WC.



Council Tax Band: C



General info/location

Nestled in over 8,000 acres of forest lies the beautiful village of Low Dalby, just a stones throw from Thornton Dale and a 10 minute drive from Pickering. The 12 houses of this village enjoy picturesque surroundings, hundreds of miles of trails for running and biking, and serene gardens that leave you feeling completely connected to the surrounding nature.

The nearest village is Thornton-le-Dale, some 4.5 miles to the south of Dalby, a picture postcard village situated along the A170 Thirsk to Scarborough road that has good local facilities including family baker, post office, chemist, doctors surgery, general store and others. A train service is available at Malton, approx 7 miles away, with regular connections to York and beyond.

Entrance Hall

UPVC Front door, Side window, Radiator, Staircase to Frist floor.

Sitting Room

UPVC Window to Front and rear aspect, Chimney Breast with Fireplace containing cast iron log burner sat in brick surround, Radiator.

Kitchen/Diner

UPVC Window to Front and Rear aspect, Tiled Flooring, Chimney Breast with feature fire sat in a brick surround, Extensive range of refitted base and wall level units, Walk in storage cupboard/Pantry, Radiator.

Conservatory

An excellent space and of some considerable size with solid fuel stove and French doors leading out to the rear gardens.

Cloakroom

Toilet, Sink, Oil Fired Boiler, UPVC Window.

First Floor Landing

Two rear facing windows, staircase leading to the top floor attic space.

Family Bathroom

With matching three piece white suite, over bath shower, two rear facing windows and heated towel rail.

Bedroom 1

Window to front aspect, Built in linen cupboard with radiator, separate over stairs store cupboard, Radiator.

Bedroom 2

Front facing window, radiator.

Attic bedroom 3

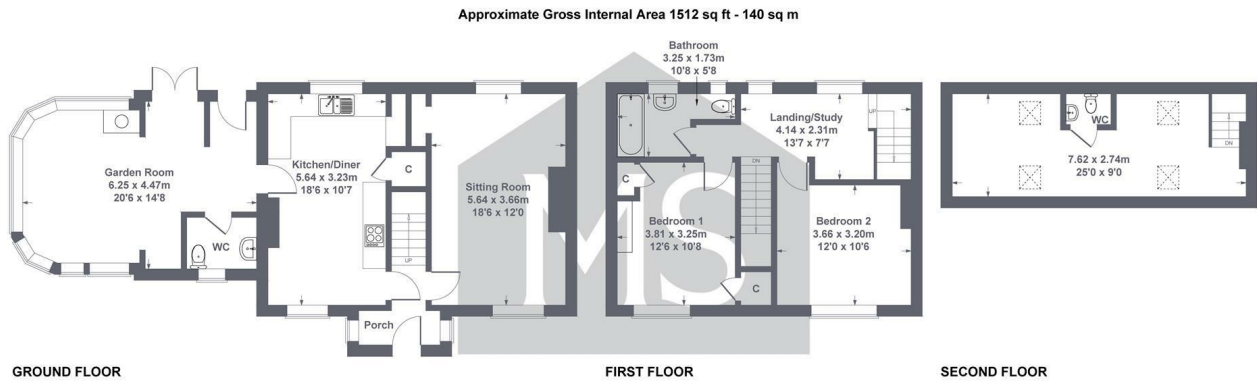
A recent conversion with velux windows in both the front and rear elevations and incorporating a second WC with wash basin. The current owners use this room as a functioning bedroom although there is no Building reg's sign off in place. Should an indemnity be required to cover this it will be provided by the vendors solicitors. Both the floor plan and photos clearly show how the property is currently used.

Outside

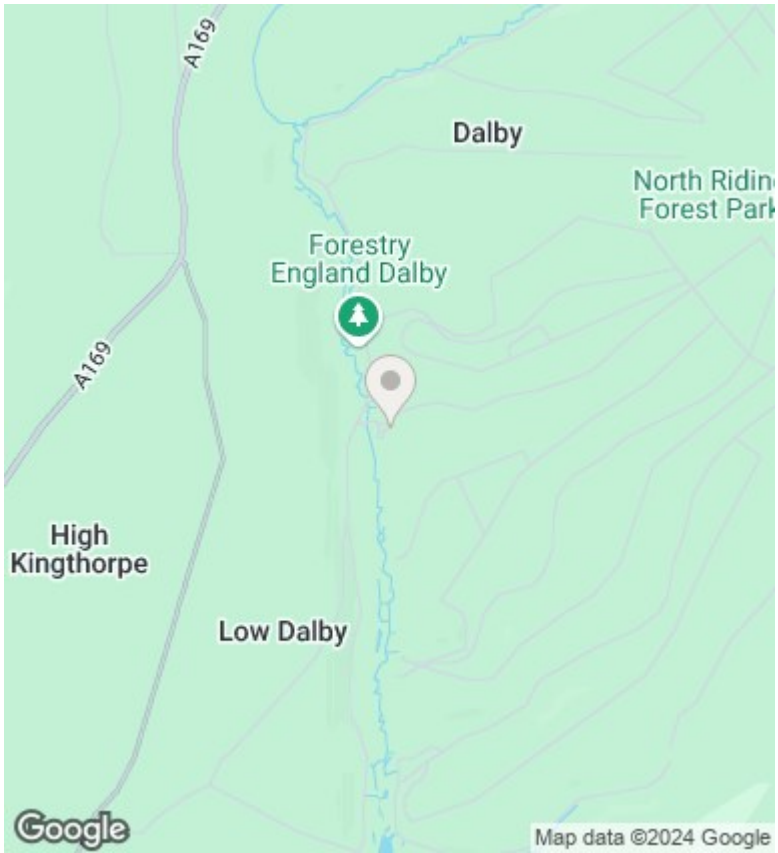
The house stands in an elevated position overlooking the green with panoramic views beyond. Steps lead up from the green to a side path extending around to the rear. The rear garden is a delight containing a lawn interspersed with a variety of beds and borders containing a large number of flowering plants, bushes and shrubs bordered by a beech hedge with the forest lying beyond. Large flagged patio area and superb timber lodge/home office in the rear right hand corner. Externally located boiler and oil storage tank.

Services

- Oil heating system from a modern boiler
- Private spring water that is managed by Forestry England, dealt with by FE for £125 a year
- amenities charge of £50 a year covers the cutting of the large grassy green, managed by FE
- Sewerage is on a Klargestor system for the whole village (12 houses share it) and the annual bill is between £250-650 depending on how many times they've had to empty it and/or any repairs they've had to make. Also managed by FE.



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



Directions

Viewings

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

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	