



Thixendale, Malton, North Yorkshire, YO17 9TG

- No Onward Chain • A charming cottage in a picturesque rural location • Living room with a log burner & oak flooring • Kitchen with multiple appliances & storage. Separate utility room • Garden room with doors out to the rear garden • Cloakroom with a w/c & hand basin • Three double bedrooms, one with fitted storage & an en-suite. Family bathroom • Substantial garden split into three levels • Garage & an abundance of off street parking at the front. Recently serviced septic tank • EPC = C

Guide Price £425,000

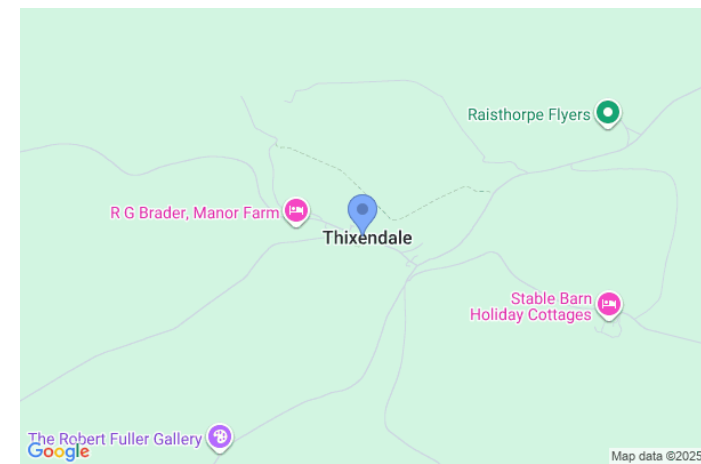
If you're seeking a lifestyle change that combines the tranquillity of rural living with the convenience of accessible road networks, look no further than this delightful cottage. Nestled in the heart of the Yorkshire Wolds, Thixendale is a picturesque village renowned for its stunning landscapes and rich history. The village is set at the meeting point of six valleys, surrounded by stretches of chalk grasslands, making it a haven for nature enthusiasts and walkers. The Yorkshire Wolds Way National Trail passes through the village, offering scenic routes for outdoor activities. Thixendale is also home to the Grade II* listed St. Mary's Church, designed by the renowned architect G.E. Street, and the historic village hall, which hosts a variety of community events. The village's close-knit community and active social calendar make it an ideal place for those seeking a peaceful yet connected lifestyle. The property is offered to the market with No Onward Chain.

Upon entering, you are greeted by a spacious hallway featuring solid oak flooring, stairs rising to the first floor and doors leading off in all directions. To the left, a door opens into a cloakroom with a pedestal hand basin and low-level w/c. Across the hall, timber double doors lead into the living room, which is both spacious and filled with natural light. Two exposed timber beams adorn the ceiling and a log burner with a stone hearth and timber mantle provides a cozy focal point, perfect for the colder winter months.

The kitchen has been fitted with a U-shaped solid wood worktop, a Belfast sink, a Rangemaster oven with six-ring hob, a dishwasher and ample storage units, all set against a charming terracotta-tiled floor. A separate utility room offers fitted shelving and space for additional white goods. Adjacent to the kitchen, the garden room features windows on two sides, double doors opening into both the kitchen and living room, and doors leading directly to the rear garden.

On the first floor, there are three generously sized double bedrooms. The master bedroom benefits from fitted storage and an en-suite with a low-level w/c, pedestal hand basin and corner shower. A family bathroom with a low-level w/c, bidet, hand basin and bath with shower over completes the internal accommodation.

Externally, the rear garden is arranged over three levels. The first level is laid to lawn, with a gravel path on one side and a patio seating area to the other. The second level is paved, featuring a garden shed, while the third is a lawned area with mature trees and shrubs. Additionally, there is a detached garage and a spacious gated gravel driveway providing parking for multiple vehicles.





A CHARMING COTTAGE IN A PICTURESQUE RURAL LOCATION



R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		69	73
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		0	0
		EU Directive 2002/91/EC	

Address: , Thixendale, Malton, North Yorkshire, YO17 9TG
Reference: 2381

Viewing strictly by appointment

Tenure Freehold

Council Tax Band E

Local Authority Ryedale District Council

Services Mains water & electric. Oil fired central heating & septic tank



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Approx. Gross Internal Floor Area 1562 sq. ft / 145.15 sq. m
Garage 137 sq. ft / 12.74 sq. m
Total 1699 sq. ft / 157.89 sq. m

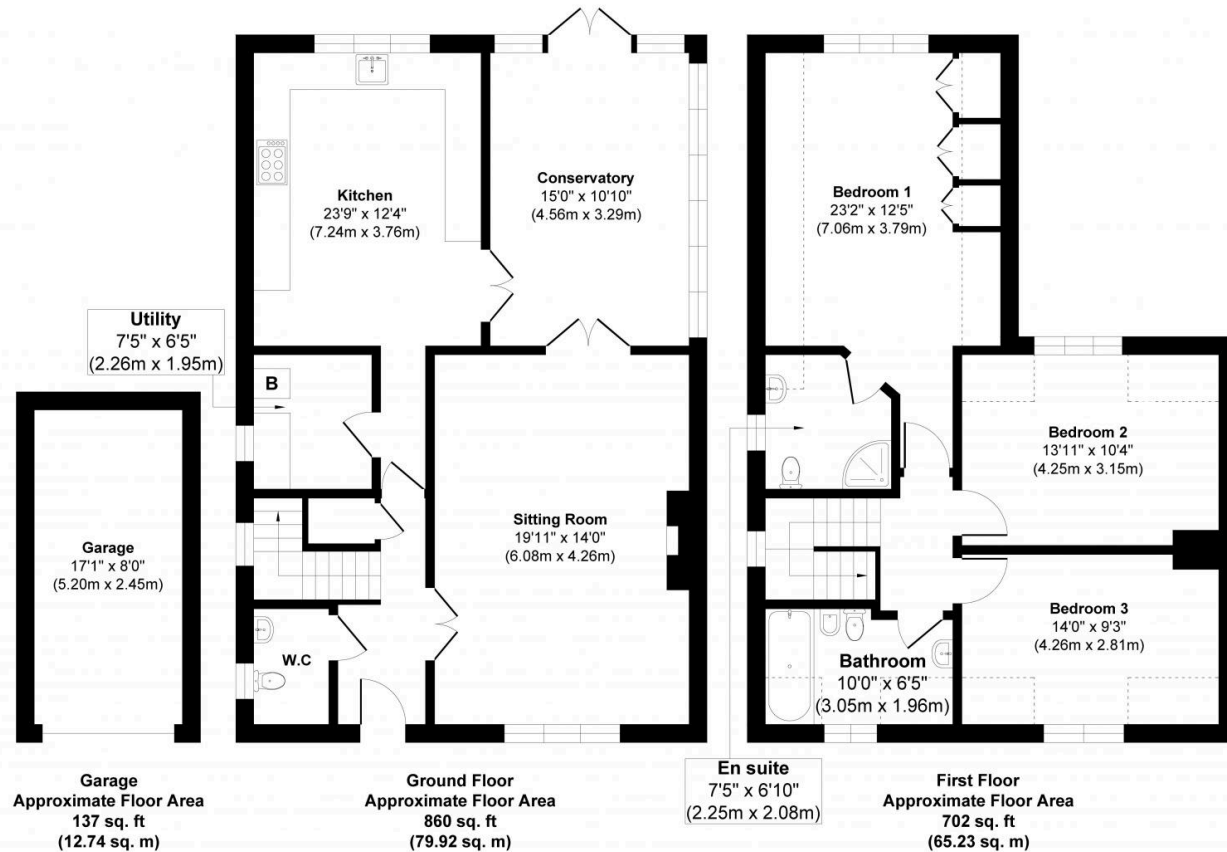


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