



High Street, Thurlby

 **NEWTON FALLOWELL**

5 2 4

Key Features

- Immaculately Presented Grade II Listed Cottage
- Stunning Open Plan Kitchen / Dining and Living Space
- Characterful Original Features
- Close Proximity to Local Schools and Amenities
- Landscaped South Facing Rear Garden
- No Onward Chain
- Council Tax Band - TBC
- EPC Rating - Exempt
- Freehold

£650,000





Newton Fallowell is proud to present this beautifully restored 17th-century Elizabethan Grade II listed cottage, nestled in the idyllic village of Thurlby. This exquisite home offers an abundance of character and charm, paired with spacious living accommodation, five double bedrooms, ample off-road parking, and a meticulously landscaped south-facing garden that enjoys uninterrupted views of open fields. Viewing is highly recommended to fully appreciate the unique features and exceptional quality of this property.

Upon entering the property, you are welcomed by a tiled entrance hall leading to a stunning open-plan kitchen-diner. Thoughtfully designed, the kitchen combines sage green and cream cabinetry, exposed beams, and integrated modern appliances. A bright garden room, recently updated with a skylight, curved windows, and French doors, seamlessly connects the kitchen to the outdoor patio. The ground floor also features a practical utility room, a boot room, and a downstairs cloakroom for added convenience. The sitting room, with its striking inglenook fireplace and wood-burning stove, provides a warm and inviting space to relax. Additional rooms include a cosy snug and a dedicated home office, both showcasing original exposed beams, stonework, and fireplaces.

The charm continues on the first floor, where timber beams, sloping ceilings, and characterful design details abound. Five spacious double bedrooms offer ample accommodation, with bedrooms three and four retaining the original quirky chimney stacks. The principal bedroom boasts fitted storage, a walk-in en-suite wet room, and picturesque views of the surrounding countryside. A contemporary three-piece family bathroom completes the first floor.

The property is accessed via gated entry, providing ample off-road parking. To the rear, a beautifully landscaped garden awaits, featuring a large patio area ideal for entertaining, a manicured lawn, mature borders, and a brick-walled perimeter for added privacy. The south-facing orientation and open field views create a tranquil and scenic outdoor retreat.





Open Plan Kitchen Diner 4.47m x 6.97m (14'8" x 22'11")

Garden Room 4.54m x 4.48m (14'11" x 14'8")

Utility Room 2.3m x 2.26m (7'6" x 7'5")

Boot Room 1.4m x 1.77m (4'7" x 5'10")

Cloakroom 1.44m x 1.44m (4'8" x 4'8")

Sitting Room 7.77m x 4.56m (25'6" x 15'0")

Snug 5.01m x 3.4m (16'5" x 11'2")

Home Office 4.25m x 4.94m (13'11" x 16'2")

Bedroom One 4.48m x 2.7m (14'8" x 8'11")

En-Suite 1.84m x 1.87m (6'0" x 6'1")

Bedroom Two 2.73m x 3.29m (9'0" x 10'10")

Bedroom Three 2.87m x 3.77m (9'5" x 12'5")

Bedroom Four 4m x 2.69m (13'1" x 8'10")

Bedroom Five/Dressing Room

Family Bathroom 2.09m x 2.36m (6'11" x 7'8")

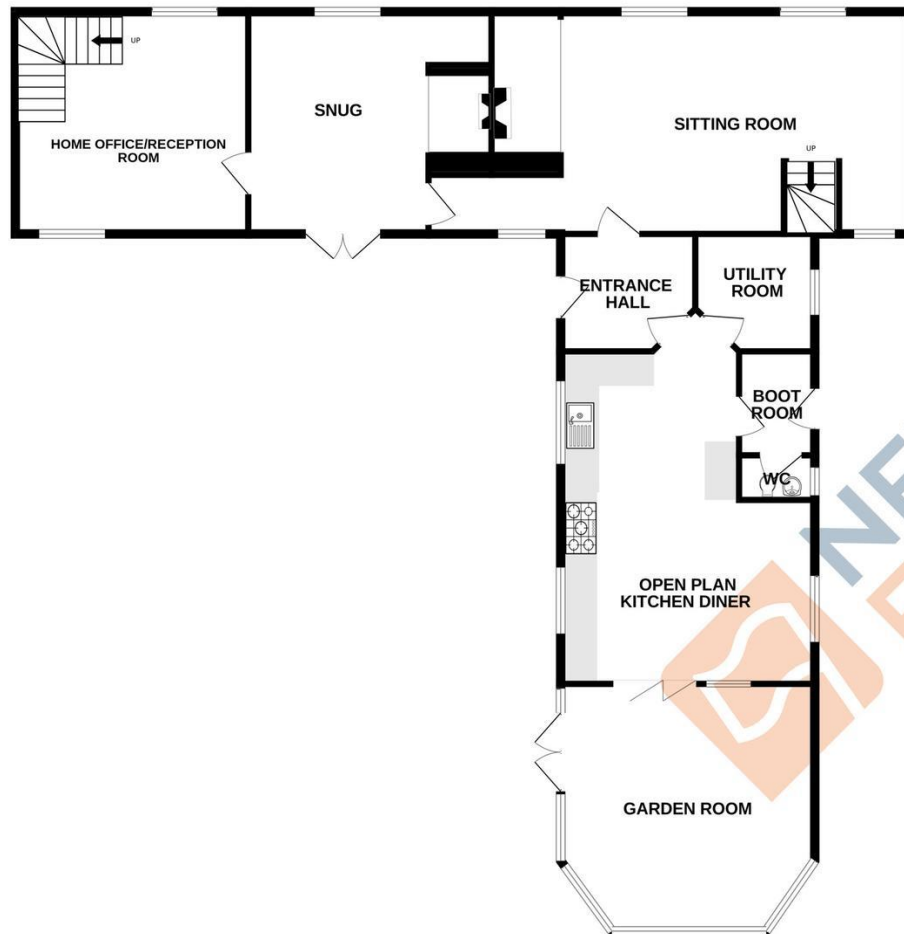
Agent Note

Newton Fallowell is happy to note that there is the potential to purchase an additional barn conversion alongside this cottage. If this is of interest or you would like any further details, please do not hesitate to contact us on 01778 422567.

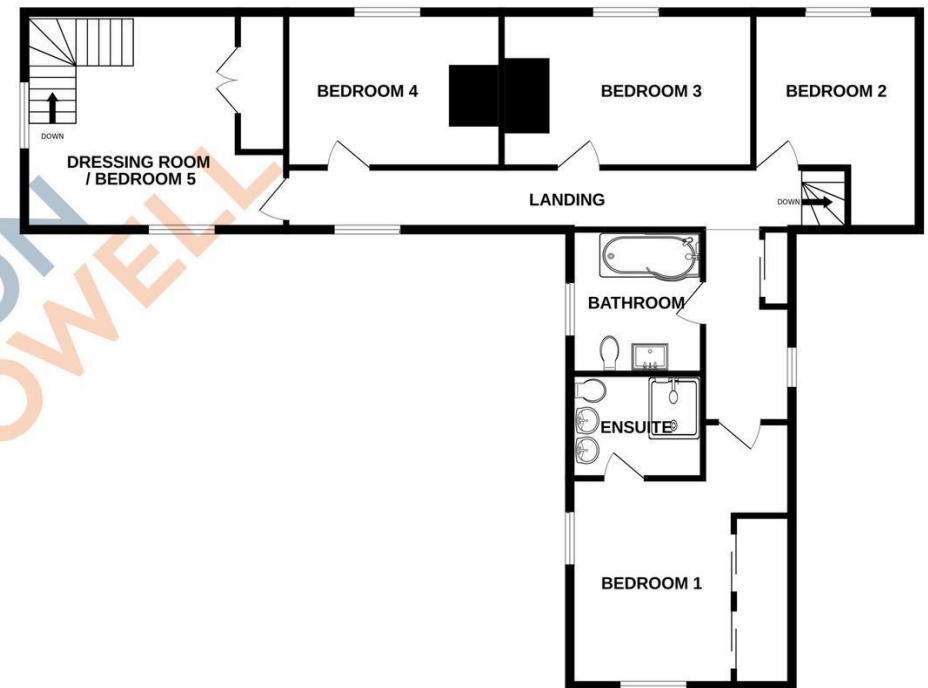




GROUND FLOOR
1454 sq.ft. (135.1 sq.m.) approx.



1ST FLOOR
1144 sq.ft. (106.3 sq.m.) approx.



TOTAL FLOOR AREA : 2598 sq.ft. (241.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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