

ROUNTHWAITE & WOODHEAD

MARKET PLACE, PICKERING, NORTH YORKSHIRE, YO18 7AA Tel: (01751) 472800 Fax: (01751) 472040



WOODSIDE COTTAGE, CHURCH HILL, THORNTON-LE-DALE, YO18 7QH

A delightful stone cottage, close to the centre of this picturesque village

- | | | |
|---------------------------|----------------------------------|----------------------------|
| Entrance | Garden Room | Double Glazing |
| Sitting Room | Cloakroom | Rear Garden |
| Dining Room | Two Double Bedrooms | Open Fronted Garage |
| Kitchen | (2 En Suite Shower Rooms) | Drive Parking |
| Utility/Rear Porch | Gas Central Heating | EPC Rating D |

PRICE GUIDE: £335,000

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & 53 Market Place, Malton Tel: (01653) 600747
Email: rounthwaite-woodhead@btconnect.com

www.rounthwaite-woodhead.co.uk

Description

As the name might suggest Church Hill is a gently sloping section of the village that runs past Thornton le Dale's All Saints Church along the A170 Thirsk to Scarborough Road. Woodside Cottage is almost opposite the Church and stands unassumingly as a mid terrace stone cottage, under a pantile roof. The cottage comes with its own open fronted garage, private drive parking and a low maintenance, South facing garden.

Inside, the cottage is surprisingly spacious with its ground floor entrance leading into a sitting room that has a coal effect gas stove within a charming brick fire place and exposed ceiling beams. From here three steps raise up to a separate dining room and a relatively recently fitted kitchen with sky light above. The accommodation further extend to the back of the cottage with a pleasant garden room, cloak room and a rear porch that also doubles up as a utility. Stairs rise from the sitting room to access two double bedrooms; both with en suite shower facilities.

The garden to the rear is fairly low maintenance with some striking specimen plants offering a structural display of colour in what is a South facing sun trap. A footpath leads to an open fronted garage which is not only large enough of a vehicle but also a work bench. There is a further gated gravel drive in front of the garage offering another parking space accessed from Dog Kennel Lane.

General Information

Location: Thornton le Dale is a 'picture postcard' village that lies within the North York Moors National Park at the foot of Dalby Forest. The market town of Pickering lies some 4 miles to the west and Scarborough, Whitby and York are all within half an hours drive. The popular market town of Malton is only fifteen minutes drive away where the rail network connects to York, Leeds and Manchester.

Thornton le Dale has a good range of local amenities including a butcher, baker, post office, newsagent and general store, doctors surgery, chemist and grocery store. It also has a vibrant village community, pubs, cafes and restaurants. Church Hill is located to the eastern edge of the village and is just a few minutes walk to its centre yet extending into open countryside and excellent walks.

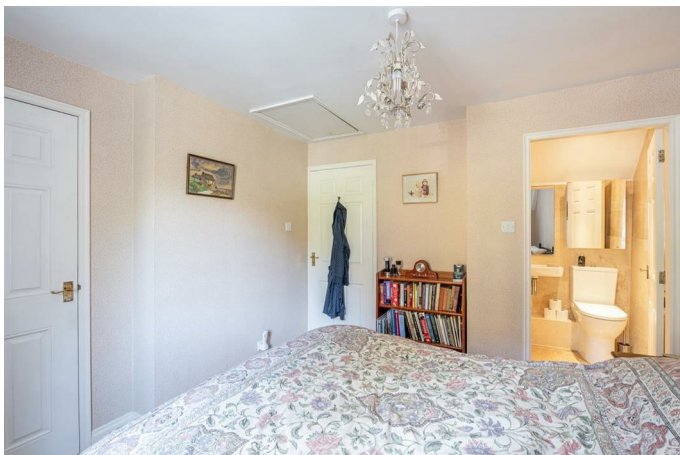
Services: Mains water, electricity and gas are connected. Connection to mains drains. Telephone connection subject to the usual British Telecom regulations. Gas central heating. Double Glazing.

Council Tax: We are informed by Ryedale District Council that this property falls in band C.

Tenure: We are advised by the Vendors that the property is freehold and that vacant possession will be given upon completion.

Viewing Arrangements: Strictly by prior appointment through the Agents Messrs Rounthwaite & Woodhead, Market Place, Pickering, YO18 7AA. Tel: 01751 4872800.

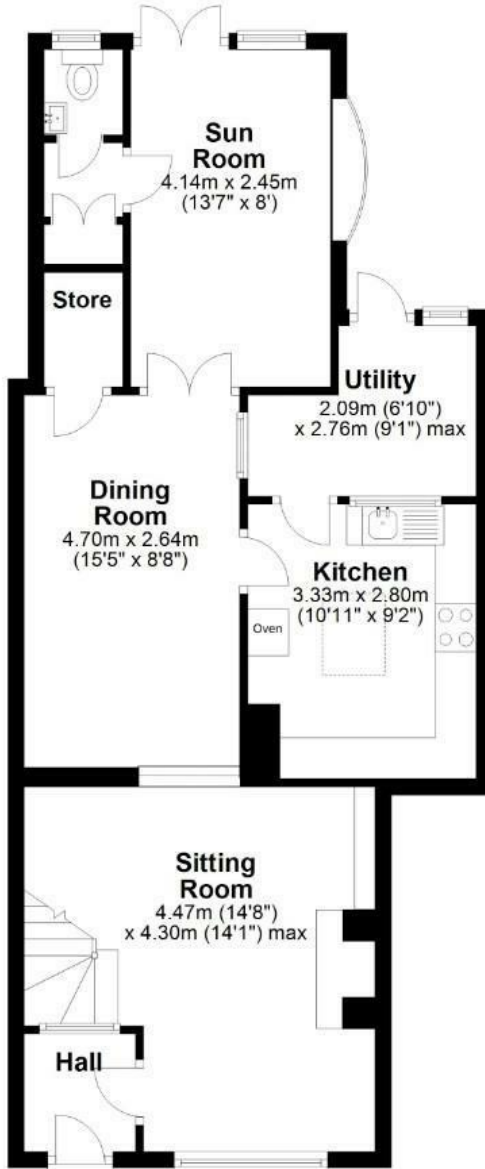
Directions: Approaching Thornton le Dale from an Easterly (Scarborough direction) along the A170 continue down the hill and past the church. Woodside Cottage is on the left hand side before Dog Kennel Lane and indicated by a Rounthwaite & Woodhead 'For Sale' board.



Accommodation

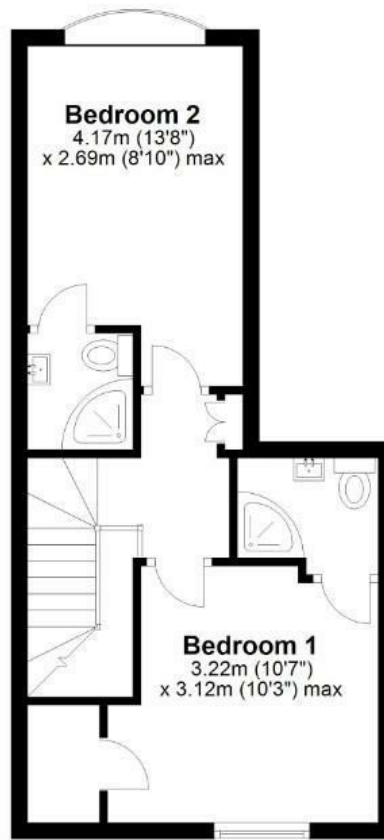
Ground Floor

Approx. 62.3 sq. metres (670.5 sq. feet)



First Floor

Approx. 32.8 sq. metres (352.7 sq. feet)



Total area: approx. 95.1 sq. metres (1023.1 sq. feet)

Woodside Cottage, Thornton Le Dale

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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		84
	67	
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) 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		
EU Directive 2002/91/EC		
England & Wales		



Messrs Rounthwaite & Woodhead for themselves and their vendors and lessors whose agents they are give notice that these particulars are produced in good faith, set out as a general guide only and do not constitute any part of a contract. No person employed by Messrs Rounthwaite & Woodhead has any authority to make or give any representation or warranty whatsoever in relation to this property. The dimensions in the sales particulars are approximate only and the accuracy of any description cannot be guaranteed. Reference to machinery, services and electrical goods does not indicate that they are in good or working order. All reference to prices and rents etc. exclude VAT which may apply in some cases.

Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
www.rounthwaitewoodhead.co.uk

ROUNTHWAITE & WOODHEAD