

# ROUNTHWAITE & WOODHEAD

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



## LARKFIELD SOUTH LANE, THORNTON-LE-DALE, YO18 7QU

**A handsome and good sized detached stone built house  
standing in the middle of its grounds with the benefit of an adjoining grass paddock**

Porch	Cloakroom	Family Bathroom	Ample Parking
Entrance Hall	Study	Three Loft Rooms	Garaging
Sitting Room	Store Room	Gas Central Heating	Paddock with road access
Dining Room	Six Bedrooms	Generous Mature Grounds	Short walk to Amenities
Kitchen	(Master En Suite)	Private Drive	EPC Rating D

**PRICE GUIDE £850,000**

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

**[www.rounthwaite-woodhead.co.uk](http://www.rounthwaite-woodhead.co.uk)**



## Description

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 3 miles to the west and Scarborough, Whitby and York are all within a 45 minute 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 baker, post office, newsagent, general store, doctors surgery, chemist and grocery store. It also has a vibrant village community, pubs, cafes and restaurants. South Lane is found to the Eastern side of the village, and runs to the South of the A170, Thirsk to Scarborough Road. It is a popular, highly regarded street lined with charming cottages and substantial detached houses, often associated with good sized gardens. Larkfield stands in an elevated position half way along South lane and as such is a comfortable walk to the shops and services in the centre of the village. Accessed from its own private drive it stands in the middle of its large garden accompanied by some outbuildings and an adjoining paddock that also has access from a more southerly 'Back Lane'.

The house itself is a detached stone property offering well proportioned rooms and numerous bedrooms; as well as further useful loft rooms. The accommodation includes a sitting room that spans the full depth of the house with a feature fireplace. There is a breakfast kitchen with integrated white goods that adjoins a separate dining room. The spacious front entrance hall extends to a study and has additional storage space. Upstairs there are 6 bedrooms on the first floor served by the house bathroom, although one of the bedrooms has its own en suite shower. From the landing enclosed stairs raise to a further boarded loft, currently divided into 3 rooms.

## General Information

**Services:** Mains water, gas and electricity are connected. Connection to mains drains. Telephone connection subject to the usual British Telecom regulations. Gas fired Central Heating.

**Council Tax:** We are informed by North Yorkshire council that this property falls in band G

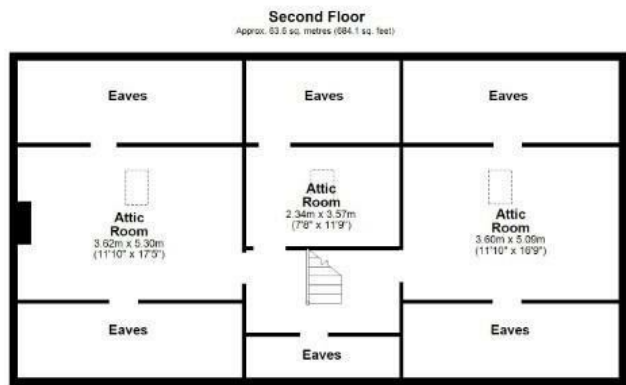
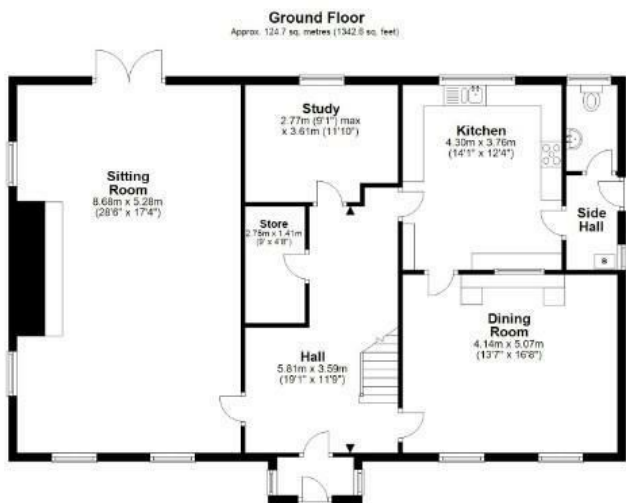
**Tenure:** We are advised by the Vendor that the property is freehold and that vacant possession will be given upon completion.

**Viewing Arrangements:** Strictly by prior appointment through the agents Messrs Rounthwaite and Woodhead, Market Place, Pickering. Telephone: 01751 472800

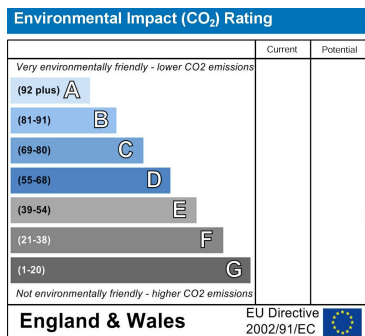
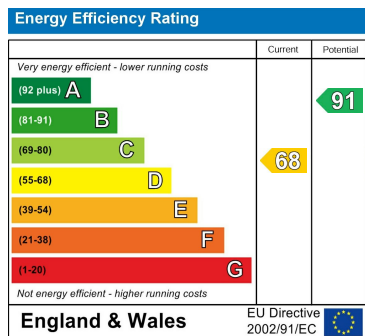
**Directions:** Travelling along the A170 from an Easterly (Scarborough) direction, come down the hill into the village taking the second available left turn signposted Hurrell Lane. Past the Hall on the Right, take the next right turn on to South Lane. Follow this road for a few hundred yards and the private drive for Larkfield is on the left hand side.



# Accommodation



Total area: approx. 311.2 sq. metres (3349.7 sq. feet)  
Larkfield, Thornton Le Dale







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  
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