

# ROUNTHWAITE & WOODHEAD

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



## KINGFISHER COTTAGE THORNTON-LE-DALE, YO18 7RW

**A charming double fronted character cottage in the village centre with a private garden and the advantage of parking for numerous vehicles**

|                |                     |                 |
|----------------|---------------------|-----------------|
| Entrance       | Garden Room         | Rear Garden     |
| Living Room    | Three Bedrooms      | Drive Parking   |
| Dining Kitchen | (Master En Suite)   | Carport + Shed  |
| Utility Room   | House Bathroom      | Grade II Listed |
| Cloakroom      | Gas Central Heating | EPC Rating D    |

**PRICE GUIDE: £425,000**

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

The picture postcard village of Thornton-le-Dale lies along the A170 Thirsk to Scarborough road and has good local facilities including family baker, post office, chemist, doctors surgery, general store and infant school. There are some beautiful and varied walks in and around the village with the entrance to Dalby Forest only a few minutes drive away where there is some of the most spectacular scenery, splendid walks and cycling trails. A train service is available at Malton, 7 miles to the south, with regular connections to York and beyond.

Chestnut Avenue is an area of the village some may deem the very centre. It runs along the main road but is also the most convenient for the village services with a bus stop and all the shops and eateries quite literally 'on your door step'. Kingfisher Cottage is a pretty, double fronted cottage with a pleasant stream running opposite. It is a surprisingly spacious three bedroom property with a full width living room to the front of the cottage and a dining kitchen to the rear. There has been a later ground floor extension to offer a garden room that also links off the kitchen with a utility and downstairs cloakroom. To the first floor there are 3 bedrooms, one having an en suite shower and the other two served by a house bathroom.

Outside the property has a private rear garden down mostly to lawn and flagged patio. Vehicular access to the property is from behind (Brook Lane) where a brick set drive extends to a timber framed carport and additional gravelled parking.

## General Information

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

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

**Note:** This property is Grade II listed

**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:** Travelling into Thornton le Dale from a Westerly (Pickering) direction continue into the centre of the village, past the left turn signposted Whitbygate. Kingfisher Cottage is less than a hundred yards further on the left hand side indicated by a Rounthwaite & Woodhead 'For Sale' board. Vehicular access for the private parking to the cottage is to the rear and can be located off Brook Lane; which is the next left turn.

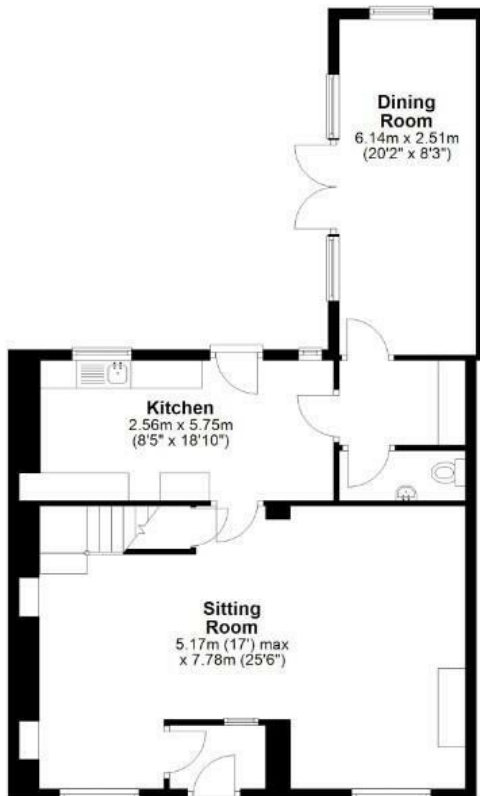




# Accommodation

## Ground Floor

Approx. 80.9 sq. metres (870.6 sq. feet)



## First Floor

Approx. 56.7 sq. metres (609.9 sq. feet)



Total area: approx. 137.5 sq. metres (1480.5 sq. feet)

**Kingfisher Cottage, Thornton le Dale**

### Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 57      | 76        |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |

### Environmental Impact (CO<sub>2</sub>) Rating

|                                                                 | Current | Potential |
|-----------------------------------------------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
|                                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |
| England & Wales                                                 |         |           |



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside  
[www.rounthwaitewoodhead.co.uk](http://www.rounthwaitewoodhead.co.uk)

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