

ROUNTHWAITE & WOODHEAD

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NEWSTEAD COTTAGE, THORNTON-LE-DALE, YO18 7SP

A charming and surprisingly spacious barn conversion nestled in a corner of this former farm development and offering ground floor accommodation with in easy walking distance of the village's amenities

Entrance Hall

Bathroom

Courtyard Front Garden

Sitting Room

Utility/Bootroom

Garage

Dining Kitchen

Gas Central Heating

Private Parking

Two Double Bedrooms

uPVC Double Glazing

EPC Rating C

(Master En Suite)

Private Rear Garden

No Onward Chain

PRICE GUIDE: £350,000

Also at: Market Place, Pickering Tel: (01751) 472800 & 53 Market Place, Malton Tel: (01653) 600747
Email: rounthwaite-woodhead@btconnect.com

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 45 minutes 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 post office, newsagent, bakery, doctors surgery, chemist and grocery store. It also has a vibrant village community, pubs, cafes and restaurants.

Newstead Cottage is one of four properties within this quiet courtyard development. Low Mill Court was developed from former farm buildings (known as Low Mill Farm) in the mid 1980's; with barn conversions to three sides and the entrance drive flanked to its Western side by their respective garages. Newstead Cottage (3 Low Mill Court) is a surprisingly spacious 'L-Shaped' conversion located in the Eastern corner of the close. It offers ground floor accommodation with a private rear garden that has an additional independent private path onto Maltongate, a single garage and a parking space. It has its own garden areas within the shared central courtyard to its front. Inside there is a dining kitchen with fitted units and some integrated white goods. This leads into a spacious sitting room with a log burning stove and windows that look onto the courtyard. Both of the two bedrooms are doubles; with the master having an en suite shower room. There is an additional bathroom and a utility/boot room to the rear of the cottage that also gives access to the garden. This barn conversion has relatively recently replaced double glazed windows and also has gas central heating. With its tasteful decoration and ground floor living this property will likely suit a purchaser looking for a bungalow but who would also prefer an individual home with character.

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. uPVC Double Glazing.

Council Tax: We are informed by North Yorkshire 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.

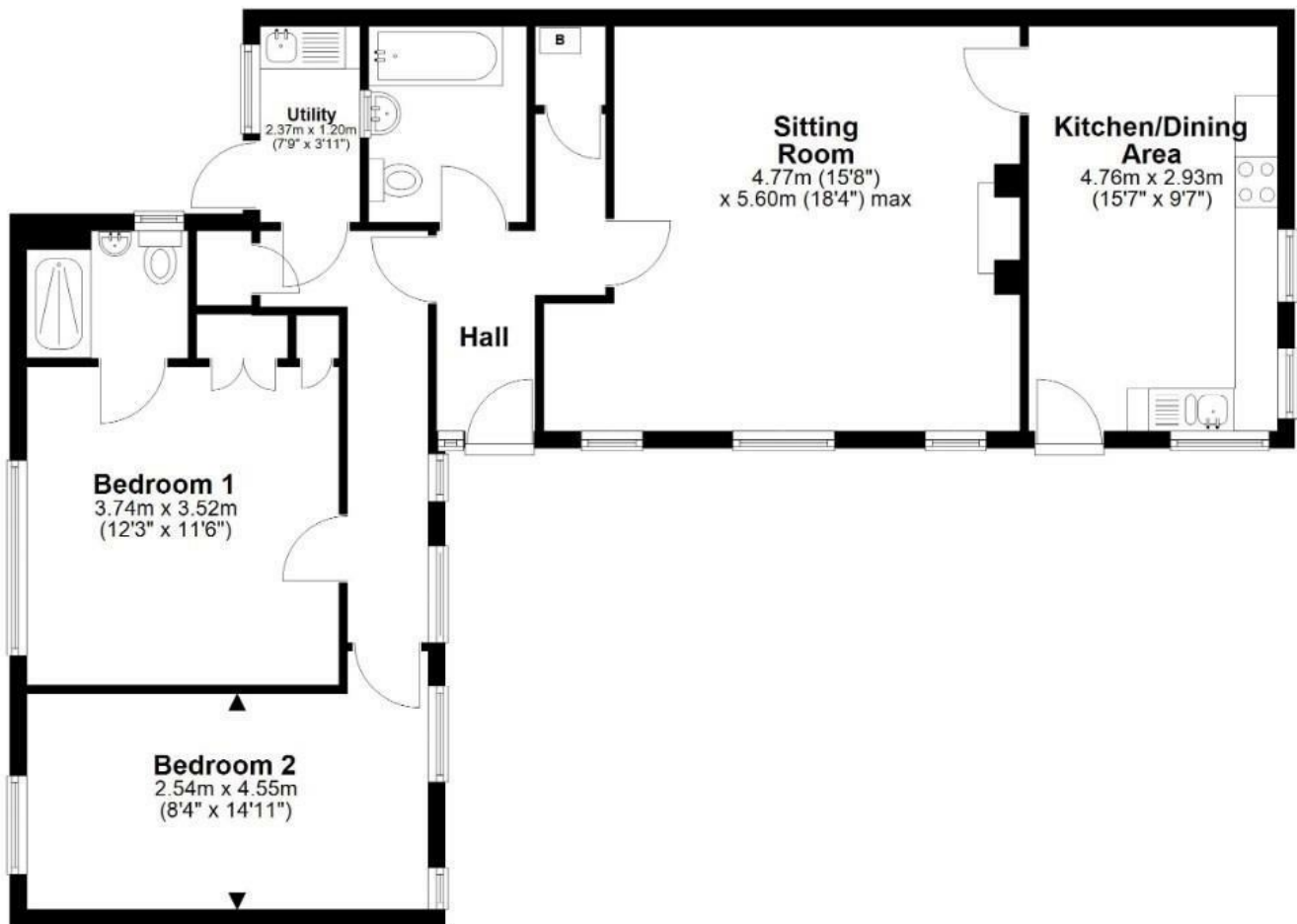
Directions: Travelling in an Easterly direction along the A170 (from Pickering to Scarborough) the centre of Thornton le Dale is clearly noted by the shops that surround the grassed island lined with trees. Following the beck, along the street signposted Maltongate until nearly out of the village, taking the right turn sign posted Westgate. Travel up the slope with Low Mill Court being on the right hand side identified by a Rounthwaite & Woodhead 'For Sale' board.



Accommodation

Ground Floor

Approx. 90.3 sq. metres (972.0 sq. feet)



Total area: approx. 90.3 sq. metres (972.0 sq. feet)

3 Low Mill Court, 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			
	70	77	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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			
England & Wales		EU Directive 2002/91/EC	



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

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