

Rounthwaite **R&W** Woodhead

53 MARKET PLACE, MALTON, NORTH YORKSHIRE, YO17 7LX Tel: (01653) 600747

ROSE COTTAGE HIGH STREET, THORNTON LE CLAY, YORK, YO60 7TE



- DETACHED COTTAGE IN 1.25 ACRES
- EXCELLENT RENOVATION OPPORTUNITY
- ACCOMM. OF 1893 sq ft INCLUDING 3 BEDROOMS
- QUIET AND SCLUDED PLOT
- VARIOUS OUTBUILDINGS
- POPULAR VILLAGE BETWEEN MALTON AND YORK

PRICE GUIDE £595,000

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & Market Place, Pickering Tel: (01751) 472800

Email: malton@rounthwaite-woodhead.co.uk

www.rounthwaite-woodhead.com

Description

Rose Cottage stands to the south side of the Main Street in an elevated position with its garden land principally to the south. The cottage is 'ripe' for renovation and extension (subject to necessary consents) and offers tremendous potential to create a spectacular house in a quiet village with the bonus of the 1.25 acres of land.

Currently the accommodation provides three ground floor rooms - a kitchen, pantry, and stores. At first floor level there are two bedrooms, bathroom and a 'work room'. With re-configuration of the existing accommodation a more practical arrangement could be achieved to both ground and first floor.

Outside there is a useful brick workshop and many timber buildings which have been used as workshops and stores but if cleared would give opportunity for landscaping. The garden is mainly grass and enclosed within hedged boundaries and a variety of tree species.

Thornton Le Clay lies in open countryside between York and Malton the village has a primary school and is accessible for the A64 (approximately 2 miles). There is good access to the east coast, York and the motorway network.

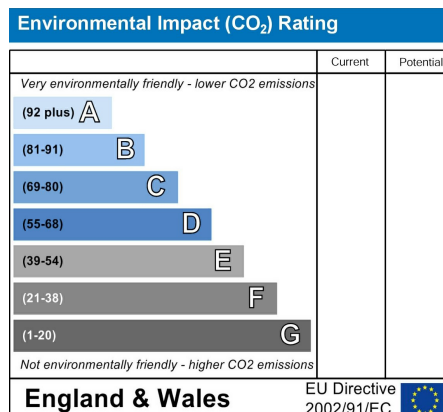
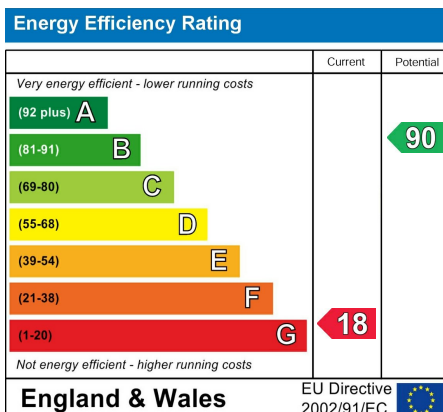
York station is approximately 12 miles away from where London can be reached in under 2 hours.

Thornton Le Clay is set to the southern edge of the Howardian Hills National Landscape (formerly ANOB) and is close to Castle Howard. In addition, the retail parks to the north of York are easily accessible.

General Information



Accommodation





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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