



Rose Cottage

Nether Silton, Thirsk, North Yorkshire, YO7 2LL



Robin Jessop

A CHARMING DETACHED COTTAGE IN A SOUGHT-AFTER RURAL LOCATION

- Two Bedroom Detached Cottage
- In Need of Some Updating
- Immediate Potential for Extension
- Beautiful Landscaped Gardens
- Garage & Off Road Parking
- Stunning Location
- Guide Price: Offers in Excess of £495,000

SITUATION

Northallerton 7 miles. Thirsk 8 miles. Teesside 19 miles. York 30 miles. A.19 2 miles. (all distances are approximate).

Rose Cottage occupies a quite outstanding rural location, beautifully secluded in this very picturesque part of North Yorkshire on the edge of the Hambleton Hills and yet within easy reach of the A19 trunk road. Lying just east of the popular rural villages of Nether Silton and Over Silton it stands extremely well adjacent to the quiet minor road which leads up to Silton Forest. It is within the North York Moors National Park.

DESCRIPTION

Rose Cottage is an attractive double fronted cottage which stands superbly in a quiet rural location. The property has been well maintained, however, could benefit from some modernisation.

The ground floor accommodation comprises a modern kitchen with fitted cream units with an oven and hob. There is also space for a fridge and dishwasher. A door from the kitchen leads onto the large garage and downstairs WC. The garage has potential to be converted into a third bedroom or extend upwards (subject to obtaining the necessary planning consent). The dining and living room each have an open fireplace with a stone surround and south facing windows looking onto the front garden. There is access to the garden via the front porch that leads directly into the living area.

To the first floor there are two double bedrooms both with stunning views over the garden and surrounding countryside, one of which also has fitted cupboard. Also, on the first floor is a family bathroom which comprises a WC, wash basin and bath with an overhead shower and screen. There is immediate scope to access a potential extension on top of the garage from the landing



(subject to obtaining the necessary planning consent).

Externally the property is complemented by delightful front and rear gardens with the front being lawned and featuring a range of trees, shrubs and plants alongside a patio area adjacent to the kitchen, the garden is enclosed by a mature hedge. To the rear garden is a concreted drive which allows parking for three vehicles, along with lots of plants and shrubs. There is also a useful coal house located to the right of the rear entrance door.

GENERAL REMARKS & STIPULATIONS

VIEWING

Strictly by Appointment with Robin Jessop Ltd – Telephone 01969 622800 or 01677 425950

OFFERS

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.

MONEY LAUNDERING REGULATIONS

Please note that if you are the successful purchaser, it is now a legal requirement for you to provide 2 forms of ID. This will need to be provided personally in our office where we can take copies of both this and proof of funds, which we also require to comply with Money Laundering Regulations.

METHOD OF SALE

The property is initially being offered for sale by Private Treaty. However, we reserve the right to conclude the sale by any other means at our discretion.

WHAT3WORDS

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BOUNDARIES

The boundaries of the property are shown edged red on the plan within this brochure.

TENURE

Freehold with vacant possession.

FIXTURES & FITTINGS

Only those fixtures and fittings described within this brochure are included in the sale.

COUNCIL TAX

Band C.

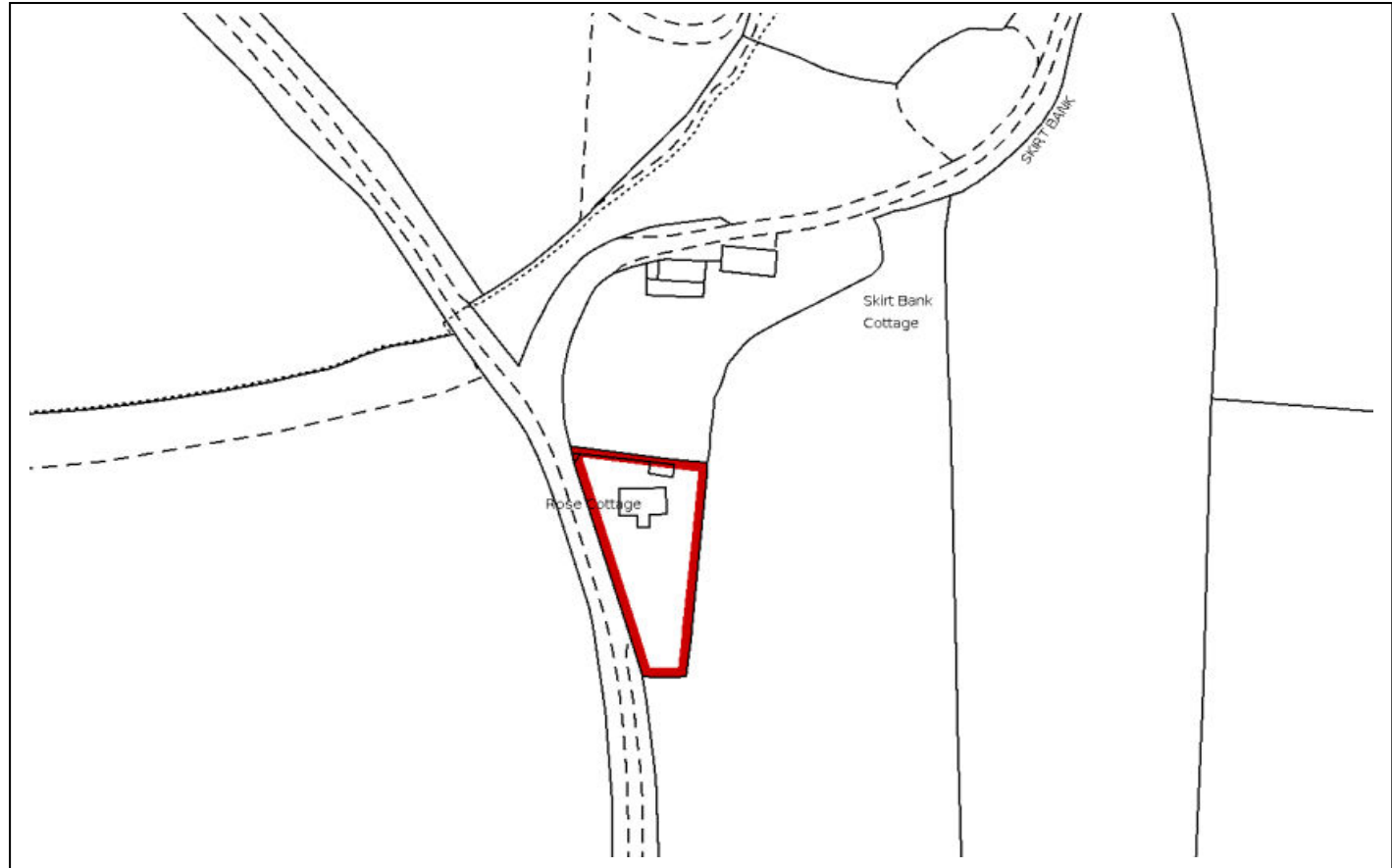
SERVICES

Mains electricity. Mains water. Septic tank drainage. Night Storage heating. Broadband connection available.



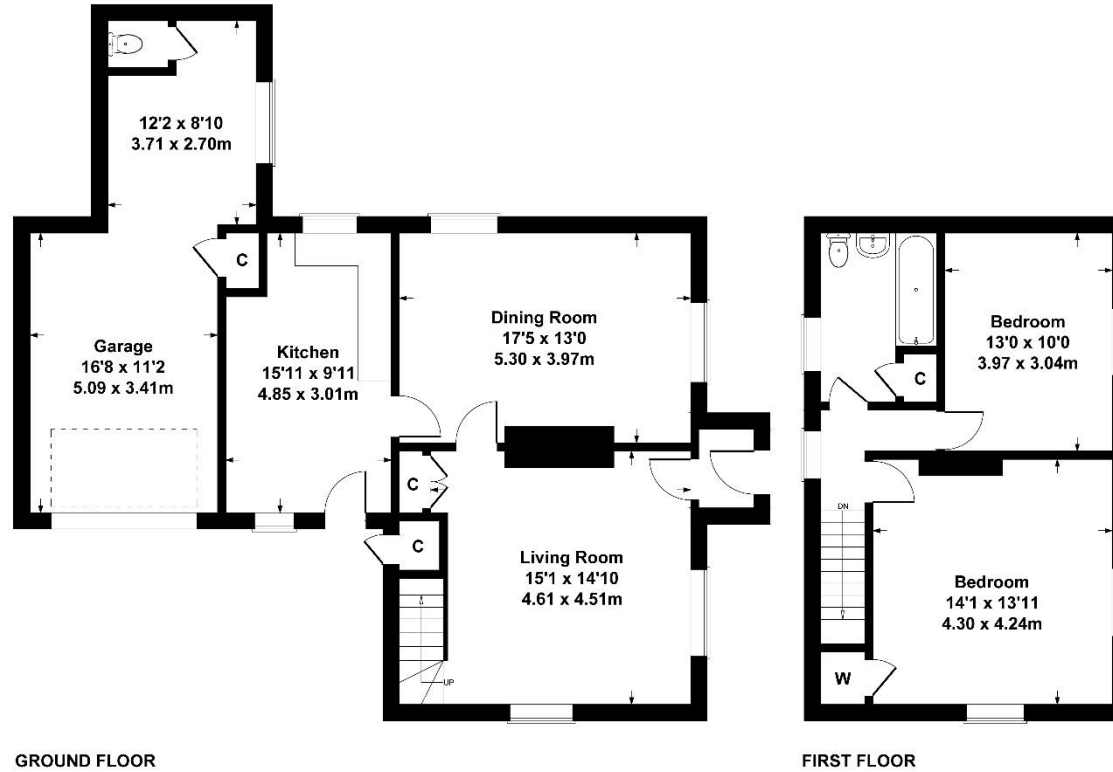
AGENT'S NOTE

1. Please note that the septic tank is not compliant under the General Binding Regulations so purchasers should reflect the costs of a replacement when submitting an offer.
2. The property has been subject to two recent water leaks and there has been water ingress into the property. The vendors are arranging remedial works to ensure the property is watertight.



Rose Cottage, Nether Silton

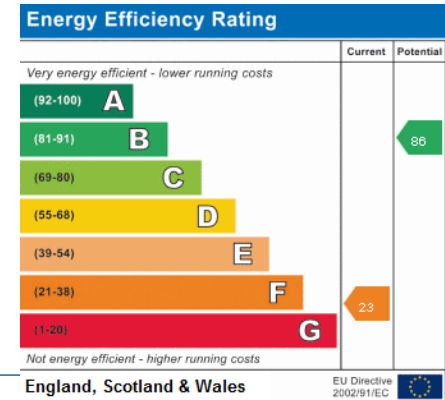
Approximate gross internal area
136 sq m - 1463 sq ft



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023



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