

# 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

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## 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



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         | <b>90</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>                            |  |                         | <b>18</b> |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

| 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 |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |



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