



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



**Church View Cottage , Thirsk, YO7 2DY
Price Guide £335,000**

A stone-built cottage set within the village of Boltby, offering a blend of character and comfortable, well-balanced accommodation. The property includes a beamed living room with open fire, a fitted galley kitchen, and two bedrooms with open views—towards the village church at the front and countryside to the rear. Externally, there is a generous garden a few steps from the house, along with a detached garage and outbuildings.



The Property

Church View Cottage is a traditional stone-built home positioned within the village of Boltby, with open countryside immediately surrounding and views across the village and church frontage.

Entry is via a vestibule, leading through into the living room. This is a well-proportioned space with exposed beams and an open fire forming the focal point, with enough room for both seating and dining.

The kitchen is arranged in a galley style, fitted with timber worktops, a Belfast-style sink, and open shelving. It offers a practical working layout with access to the rear.

To the first floor, there are two bedrooms. The main bedroom is a notably generous double, with wood flooring and an alcove providing useful storage. It enjoys a direct outlook towards Holy Trinity Church, giving a strong sense of position within the village.

The second bedroom also benefits from wood flooring and a large window, with a south-facing orientation allowing for good natural light throughout the day. This room looks out over open countryside to the rear.

The shower room is fitted with a walk-in enclosure, wash basin, and WC, presented in a clean and straightforward style.

Externally, the garden is positioned a few steps from the house and offers a larger-than-expected space for a cottage of this type. It is mainly laid to lawn and enclosed by established hedging, with a number of fruit trees in place. There is also a stone-built store and a detached garage providing useful storage and parking, along with a greenhouse and a former chicken shed, currently used for additional storage.

Overall, the property offers a considered balance of period features and everyday usability, with open views to both front and rear.

Important Information

As is common within the village, the property benefits from a shared driveway providing access to the garage and rear

garden.

The property is freehold
Council: North Yorkshire:
Tax Band: D
EPC: F

E P C L i n k : <https://find-energy-certificate.service.gov.uk/energy-certificate/9532-3058-1209-4736-1200>

The Village of Boltby

Boltby is a small village set on the edge of the North York Moors National Park, around 6 miles from the market town of Thirsk. Positioned beneath Sutton Bank and the Hambleton Hills, it enjoys open views and direct access into some of the area's best countryside. The Cleveland Way passes close by, with walking, cycling and riding routes starting almost from the doorstep.

Life in the village is steady and well-established, centred around the village hall which hosts regular events throughout the year. Boltby Trekking Centre sits within the village, giving direct access to surrounding bridleways and moorland, making it well suited to those who enjoy being outdoors. The setting is quiet, with limited through traffic, and will appeal to buyers looking for space and a more relaxed pace of life.

Thirsk provides the day-to-day amenities, including shops, supermarkets, schooling and a well-used market square, along with its racecourse and regular events. For those needing to travel further, Thirsk railway station offers direct connections to York, Leeds and London, allowing Boltby to remain a rural base that still works for commuting.

For those with children, there is a bus service for Thirsk School.

Vendors Comments

As a female living alone I have never felt so safe and welcomed as I have in Boltby. The community is incredibly kind, open-minded and supportive. Neighbours look out for each other whether that is to drop off a pint of milk if you run out or give you a lift into Thirsk if your car is not working.

People here have a spring in their step and, having lived here

for a decade, I believe that this is because of just how beautiful an area it is. You cannot help but be in a good mood when you hear the owls at night or see the visiting deer and badger.

Within walking distance of Lake Gomire and High Paradise tea rooms, Boltby often has more traffic from horses than cars, regular homemade baking in aid of the local owl sanctuary, gatherings to watch the stars or identify bird song and parties in the hall. People in Boltby also have their priorities right...if there is snowfall they will check that everyone's heating is working... before then getting out the sledges!

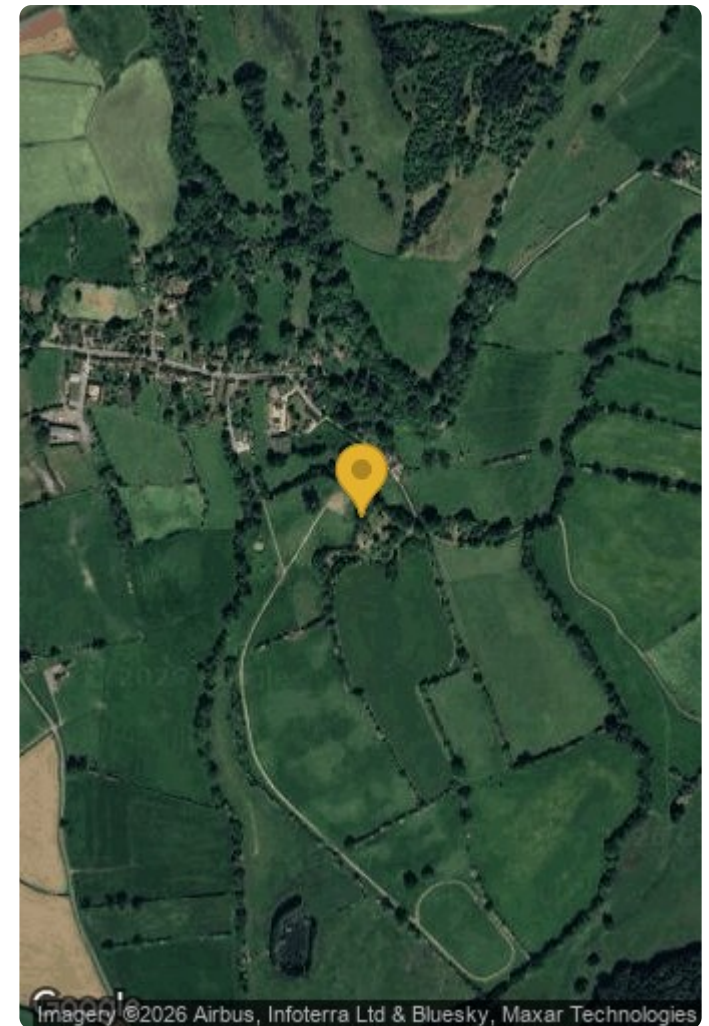
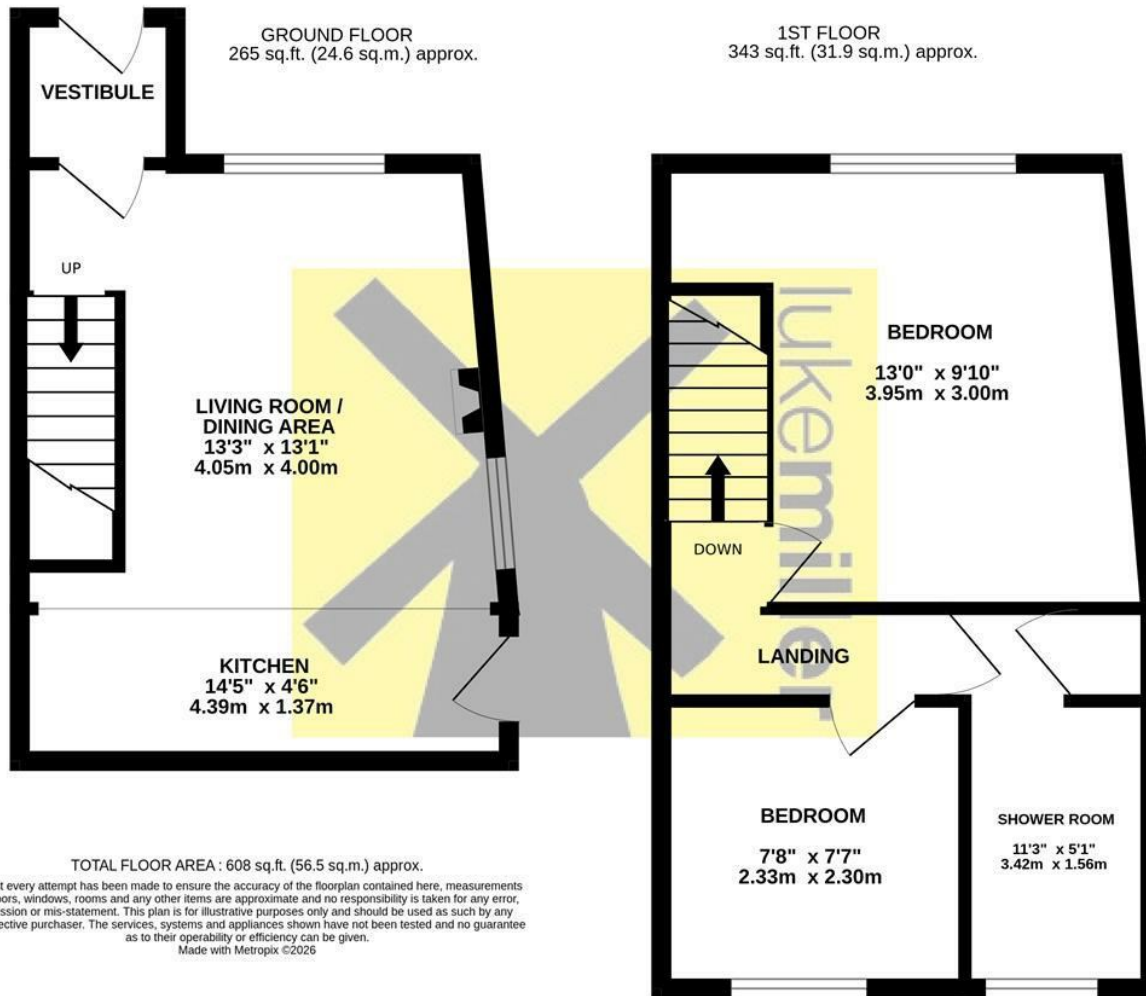
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