

Mark Stephenson's

ESTATE & LETTING AGENTS



Beverley House, Maltongate, Thornton-Le-Dale, YO18 7SA

£259,950

- Three storey traditional cottage
- Currently in use as a holiday let
- Highly sought after village location
- Only a short walk from the centre
- Mains gas central heating system
- Attractive walled rear garden
- Extended to the ground floor
- Three bedrooms, two shower rooms

Maltongate, Thornton-Le-Dale YO18 7SA

Situated in a highly sought-after village close to Pickering and Dalby Forest, this well appointed three-storey cottage perfectly balances modern luxury with traditional charm. Sympathetically extended in recent years, the versatile layout spans three floors currently a holiday let, though equally ideal for permanent owner occupation. The ground floor features a bright and spacious open-plan dining kitchen, complete with French doors creating natural light leading out to the garden. The flexible upper floors accommodate three well-proportioned bedrooms and two modern shower rooms. Representing an excellent investment or a beautiful permanent residence, this unique property offers rural tranquility alongside convenient access to local amenities and the North York Moors.



Council Tax Band:



General information

Thornton-le-dale is an exceptionally pretty and well-served village only approx 2 miles to the east of the market town of Pickering. Situated just within the southern boundary of the North York Moors National Park, there are limitless opportunities for walking, cycling and outdoor recreation on the doorstep. The village has a bakery, small supermarket, general store, Post Office and doctor's surgery, as well as primary school, church and two pubs.

Council tax

Currently the property is not registered for council tax given the holiday cottage status.

Services

All mains are connected.

Mains gas fired central heating system.

Entrance lobby

Door leading into

Lounge

Sash front window with shutters and radiator beneath, solid fuel stove, recessed shelving.

Open plan dining kitchen

With a smart range of base and wall level units, Belfast sink unit, built-in fridge and separate freezer, wooden worktops, stairs leading to the first floor, dining area with radiator two velux style windows, French doors leading out, cupboard housing the central heating boiler.

First floor landing

Radiator

Bedroom 1

Sash front window with shutters and radiator beneath.

Shower room

Sash double glazed rear window, high flush traditional style WC, wash hand basin, double sized walk-in shower cubicle, heated towel rail.

Second floor landing

Hatch to the loft space

Bedroom 2

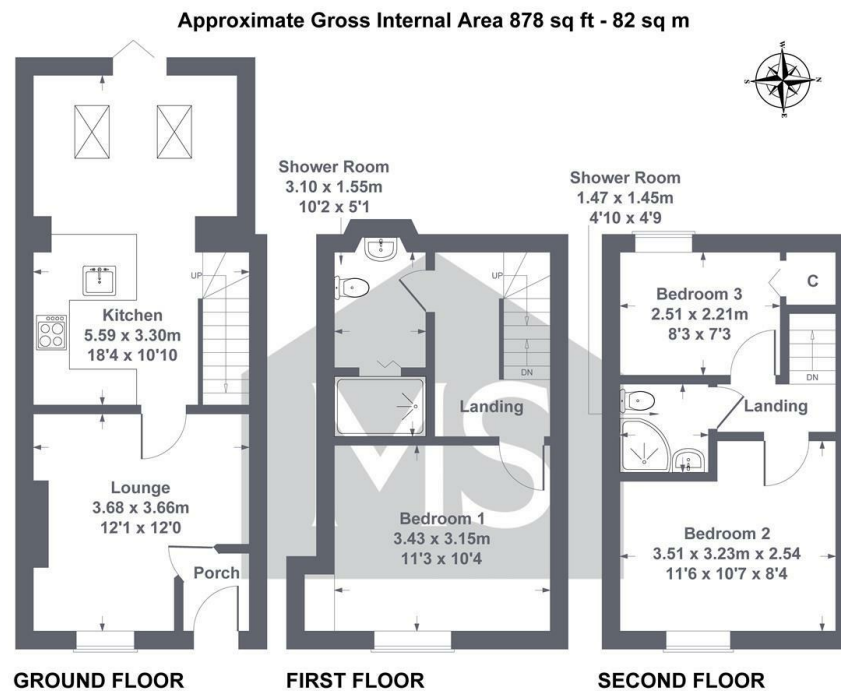
Sash front window, radiator.

Shower room

Two piece white sweet, shower cubicle, tiled walls and floor, radiator.

Outside space

The property is flush to the pavement at the front. At the rear there is an area of flagged space immediately out of the French doors with steps leading upto an attractive walled garden area laid to astro turf allowing space to sit out.



Directions

Viewings

Viewings by arrangement only. Call 01751 476900 to make an appointment.

Council Tax Band

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		