

# Mark Stephenson's

ESTATE & LETTING AGENTS



## 1 Thackerdale Cottage Easthorpe, Malton, YO17 6QX

£470,000

- Delightful location just west of Malton
- Tastefully renovated in recent years
- Three bedrooms. Lots of parking
- Extensive grounds of approx 0.25 acres
- Two generous reception rooms
- Range of outbuildings/home office
- Totally unspoilt front facing aspects
- Kitchen, ground floor bathroom
- Rural yet easy reach of Malton



# 1 Thackerdale Cottage , Easthorpe YO17 6QX

A semi detached stone under slate former estate cottage in a delightfully mature setting yet within easy reach of Malton and all it's amenities. Since 2013 the property has been sympathetically renovated throughout by the current owners standing in grounds of around 0.25 acres allowing great potential to extend we feel. There are two separate receptions, fitted kitchen, small utility, ground floor bathroom and three first floor bedrooms. Extensive insulation improvement works under the Green Deal scheme, replacement windows and external doors, new heating system, kitchen and bathroom. In all an exceptional property in a unique and extremely mature setting in absolutely walk into condition. Built circa 1840 with later single storey section in the very early part of the 1900's.



Council Tax Band: C



### General information

Easthorpe is a small, peacefully situated hamlet, located only 3 miles west of Malton and within the Howardian Hills Area of Outstanding Natural Beauty. Castle Howard itself is close at hand, around 2 miles south-west. The nearby market town of Malton has gained a reputation as Yorkshire's food capital. Named by The Sunday Times as one of the best places to live, the town enjoys excellent transport links, including a railway station with regular services to York from where London can be reached in less than 2 hours. A full range of amenities can be found within the town, including a variety of eateries, independent and high street retailers, good schools and leisure facilities.

### Services

Mains supply of water and electricity.

Private shared drainage system.

Combined solid fuel and oil fired central heating system installed since 2013 as part of extensive scheme of modernisation and improvements.

### Entrance hallway

Half glazed door into a small utility/boiler room with cloaks storage.

### Sitting room

With open front facing aspects, stairs leading to the first floor, oak flooring, radiator and multifuel stove in striking exposed brick chimney breast, beamed ceiling and radiator.

### Dining room

With further multifuel stove sat within the chimney breast having recessed cupboards both sides, oak flooring, beamed ceiling, two side

facing windows and radiator.

### Kitchen

Modern range of base and wall level fitted units, built in oven and hob, fridge and separate freezer and washing machine, rear and side facing windows, radiator.

### First floor landing

Side facing window, radiator.

### Bedroom 1

Feature front facing window enjoying unspoilt open aspects, period fireplace, built in cupboards and radiator. A large hatch and pull down ladder gives access into a useful boarded loft space.

### Bedroom 2

Also with feature window and period fireplace, radiator.

### Bedroom 3

Side facing window, radiator.

### Outside space/gardens

In all the property stands within truly delightful grounds extending to approx 0.25 acres as follows;

Driveway access in from the road with a large area on the immediate left side of wooded grounds extending up to the main road. As the drive extends towards the house there is generous parking/hardstand and turning space and a range of buildings as follows;

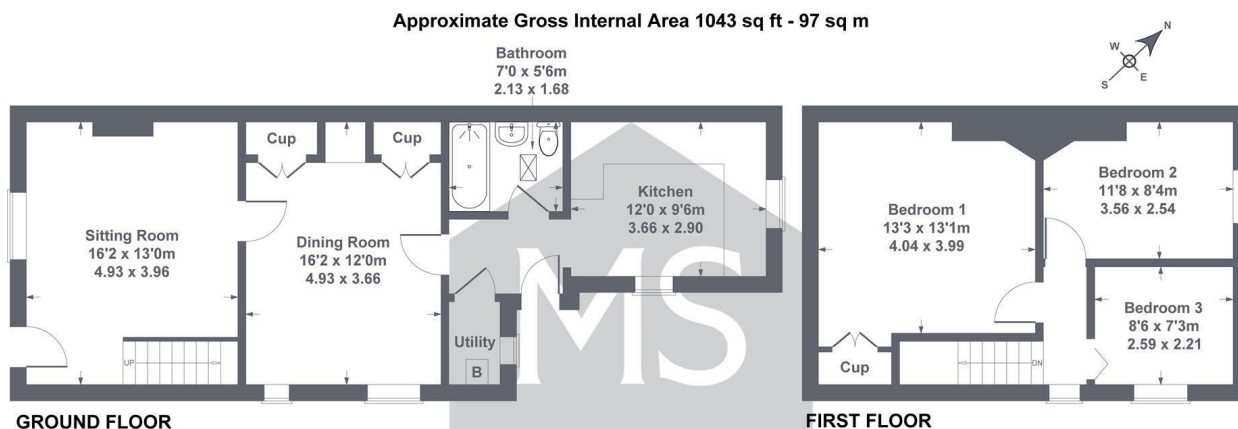
1. Garden shed/store.
2. Lodge style building. 10ft deep X 17ft wide. Rebuilt in recent years and internally insulated suitable for a number of uses including what could be the perfect home office. Currently the building contains a partially sunken 4m x 2m hydrotherapy pool. Heated to a maximum of 39 degrees using an air-source heat pump, the pool was built and professionally installed by the current owners but could easily be converted for alternative use.
3. Timber carport/shelter. 17ft deep X 19 wide. Open fronted but allowing excellent vehicle storage and of a generous height.

Moving towards the house the gardens become more formal laid mainly to lawn and start to take full advantage of the unspoilt open aspects onto the adjacent field often with exercising horses from the neighbouring Easthorpe stud. At the front of the cottage a block paved patio area looks out to the same field. Given the way the property sits within the plot there is great potential to extend onto the side elevation we feel although this is subject to all usual consents.



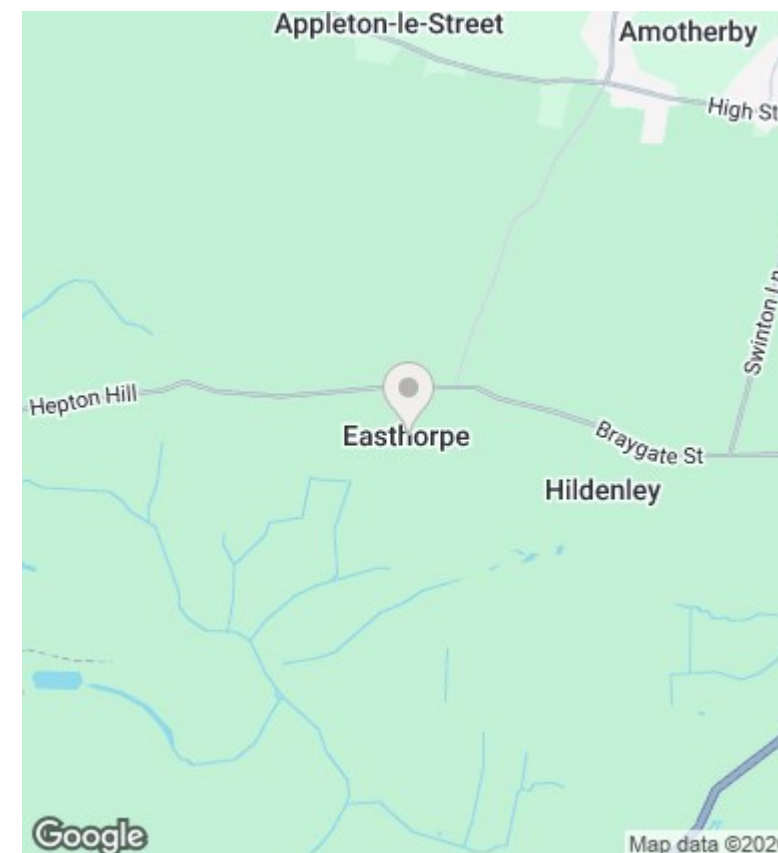






**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**  
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024



## Directions

Head out of Malton along the Castle Howard Road and after just less than 3 miles the property can be found discreetly back from the road on the left side, a wooden sign 'Thackerdale Cottage' is on the verge side.

## Viewings

Viewings by arrangement only. Call 01653 692500 to make an appointment.

## Council Tax Band

C

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (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 energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |