

Mark Stephenson's

ESTATE & LETTING AGENTS



2 Hall Farm Cottages, Thornton-Le-Dale, YO18 7SA

£375,000

- Available with no onward chain
- Sympathetically designed
- Modern kitchen and bathroom
- Low maintenance gardens
- Short walk to village centre
- Three bed home in a terrace of five
- Three reception rooms
- Downstairs WC, Gas c/heating
- Single garage at the rear

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Built in the style of a traditional stone and pantile cottage, Number 2 now forms part of an extremely well-established block of 5 properties only a short stroll from the delightful village centre of Thornton le Dale. The versatile accommodation features three reception rooms, a well-appointed kitchen and bathroom and has three bedrooms. Retaining character with traditional sash windows, the home benefits from gas central heating and is offered to the market with no onward chain. Externally, the property is complemented by established, low-maintenance gardens and the valuable addition of a single garage. Perfectly positioned for local amenities, this home combines a sympathetic style and appearance with a most convenient position only a short distance from local amenities.



Council Tax Band: D



General information

Thornton-le-Dale is a picturesque and highly sought-after village nestled in the heart of the North York Moors National Park. Renowned for its charming thatched cottages, scenic beck, and idyllic countryside surroundings, this quintessential English village offers a perfect blend of rural tranquillity and modern convenience. With a range of local amenities, including independent shops, cosy cafés, traditional pubs, and a well-regarded primary school, it provides an excellent setting for families, retirees, and nature enthusiasts alike. The nearby market town of Pickering is just a short drive away, offering further amenities and transport links. Whether you're looking for a peaceful retreat or a vibrant community, Thornton-le-Dale is an exceptional place to call home.

Services

All mains are connected.

Hallway

Main front entrance door, radiator, stairs leading to the first floor.

WC

Modern two piece white suite

Lounge

Sash style front window with recently installed shutters and radiator beneath, detailed coving, dado rail, electric fire (open fire behind) in traditional style surround. Double opening glazed doors leading into

Dining room

Detailed coving, dado rail, radiator, glazed double doors into

Sun room

Detailed coving, Dado rail, glazed double doors leading to the rear garden.

Kitchen

With a modern range of base and wall level units, integrated washing machine, dish washer, fridge, electric oven and hob with extractor over. Sash style rear window, rear entrance door, heated towel rail.

First floor landing

Hatch to the loft space with ladder.

Bedroom 1

Sash style front window with shutters and radiator beneath. Range of fitted and built-in wardrobes with cupboards, dressing table and drawers.

Bedroom 2

Sash rear window with shutters and radiator beneath. Matching range of wardrobes drawers and dressing table.

Bedroom 3

Sash front window with shutters and radiator beneath. Built-in over stairs storage cupboard.

Shower room

Two piece matching white suite, vanity unit, double size walk in shower, tiled walls and flooring, heated towel rail, double size built-in cupboard housing Vaillant gas central heating Combi boiler.

Outside

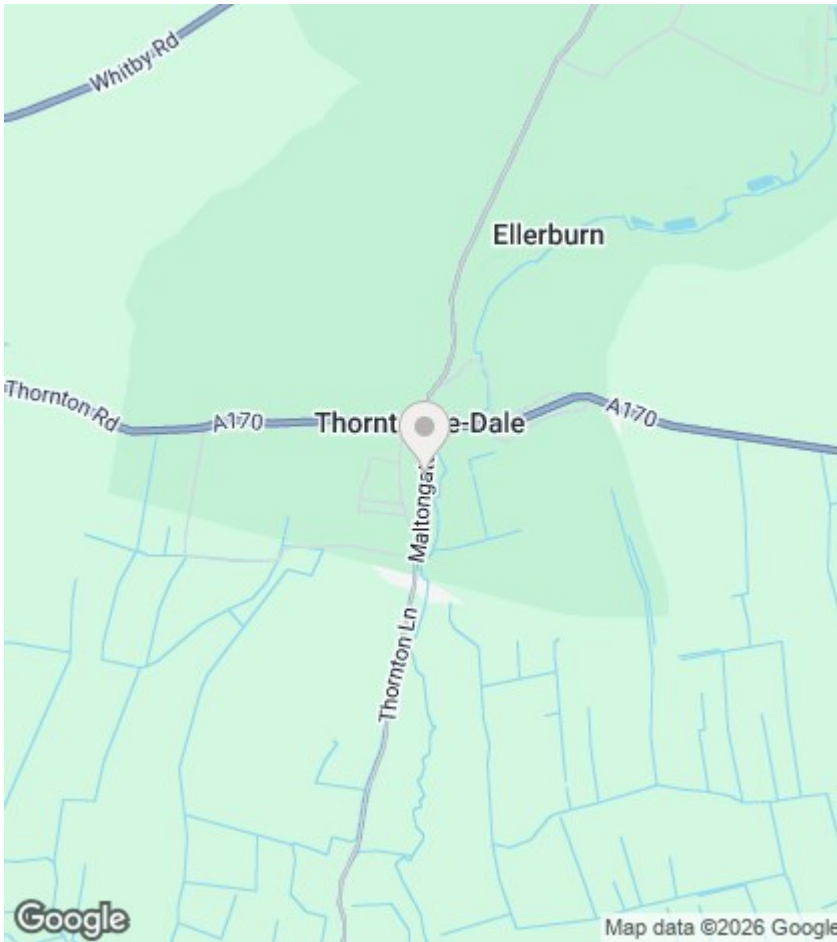
Mature and well established lawned garden at the front with path access onto Maltongate. Access to the rear by car is found by continuing along Maltongate (leaving the village centre) turning left into the public car park and more or less turning immediately left into Hall Farm Cottages.

Garage

In a block of three, number 2 is the left hand end garage. Built of stone under a pantile roof.







Directions

Viewings

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

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

