

THWAITES COTTAGE

Low Street, Nunnington YO62 5UR

THWAITES COTTAGE

Characterful Grade II listed cottage in the heart of Nunnington, with generous single-storey accommodation, a south-facing garden and garaging.

Hovingham 2 miles • Helmsley 6 miles • Malton 10 miles

Entrance porch • sitting room • kitchen • 2 bedrooms • bathroom

Garage • store • private off-street parking

Rear garden

For Sale Freehold

Blenkin & Co
ESTABLISHED 1992

Priestley House, 36 Bootham
York, YO30 7BL
sales@blenkinandco.com
01904 671672

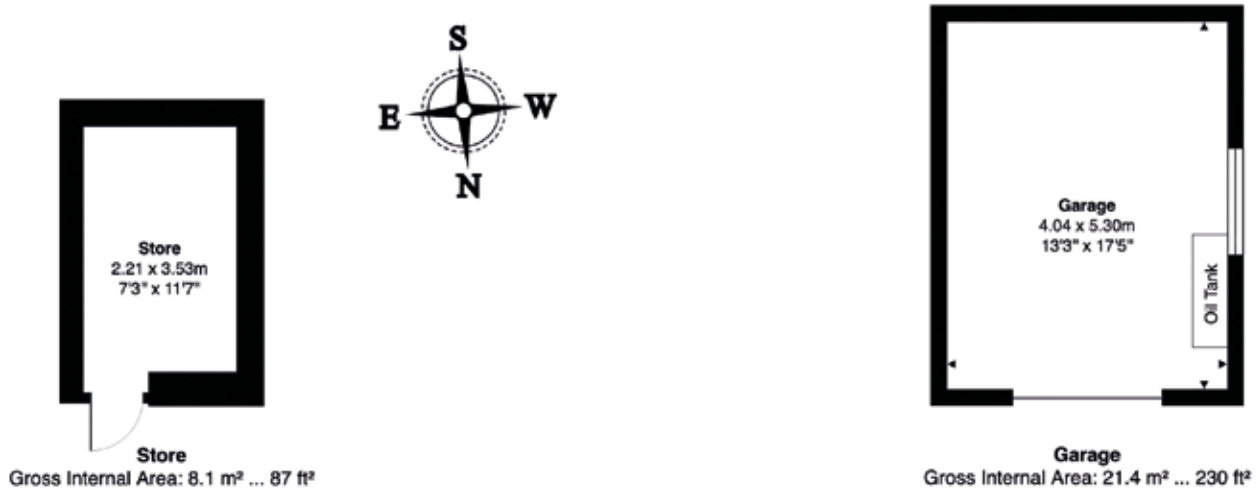
blenkinandco.com

Thwaites Cottage, Low Street, Nunnington YO62 5UR

Approximate Gross Internal Floor Area

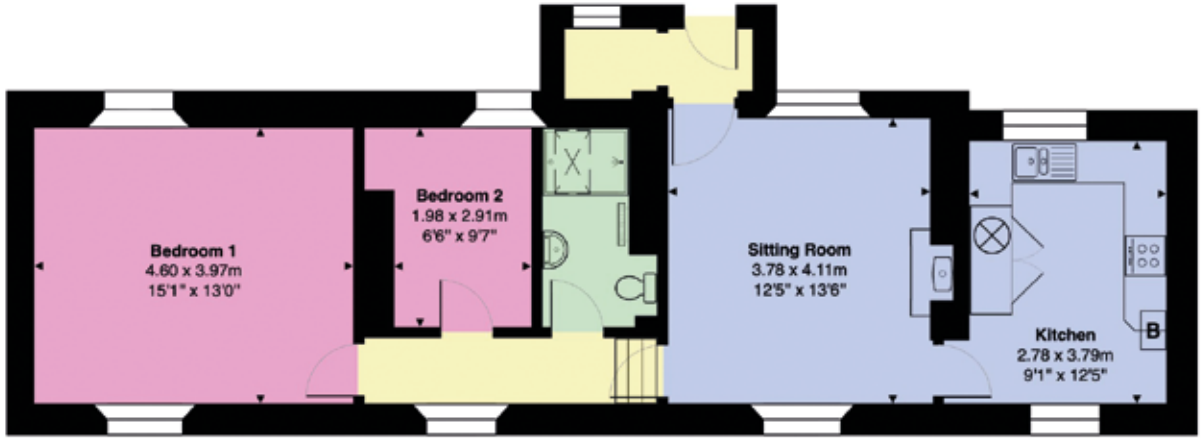
1055 SQ FT / 98 SQ M

For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



Store
Gross Internal Area: 8.1 m² ... 87 ft²

Garage
Gross Internal Area: 21.4 m² ... 230 ft²



Cottage
Gross Internal Area: 68.5 m² ... 737 ft²

City Country Coast

Thwaites Cottage, with its mellow stone walls and traditional pantile roof, is an appealing residence dating from the mid-18th century. Set in the heart of Nunnington, a picturesque estate village beside the river Rye, the cottage combines period character with the ease of single-storey living.

The generously proportioned principal rooms enjoy natural light from both north and south, with windows framing views of the village and garden respectively. Outside, a south-facing garden, detached garage and traditional stone store provide useful additional space and scope for further enhancement.

Having been let for the past six years and maintained to modern rental standards, the property would now benefit from some updating, offering a new owner the chance to make it their own.

- Mid-18th century stone cottage, Grade II listed
- Single storey cottage of extending to nearly 800 sq ft
- South-facing rear garden
- Garage, off-street parking, traditional outbuilding
- Potential as a principal home, country retreat or investment, subject to any necessary consents
- Howardian Hills National Landscape
- Convenient for Hovingham, Helmsley and Malton
- Offered for sale vacant and with no onward chain





Tenure: Freehold

EPC Rating: Exempt as Grade II listed

Council Tax Band: B

Services & Systems: Mains water, electricity and drainage. Oil central heating.

Fixtures & Fittings: All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Local Authority:
North Yorkshire Council
www.northyorks.gov.uk
Conservation Area

Money Laundering Regulations: Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.



Characterful details remain, including original sash windows at the front, some traditional cottage doors with brass fittings, the original entrance door and a fireplace. The accommodation has been maintained for letting and offers an opportunity for sympathetic cosmetic improvement.

The sitting room is a well-proportioned space with a window seat overlooking the village street and a recessed wood-burning stove set on a stone hearth, providing a natural focal point.

The kitchen is a generously sized room with a window to the front and a south-facing window above the sink overlooking the garden, and ample space for fitted units and work surfaces.

The principal bedroom is notably generous in scale, filled with light and featuring a front-facing window seat and the second bedroom, also enjoying a southerly aspect, could equally serve as a study. The adjoining shower room is fitted with a shower cubicle, pedestal wash basin, wc and heated towel rail.

There are two hatches giving access to the loft.

Outside

A detached garage and the driveway in front provide parking for up to three cars. The garage has power, lighting, a window and an up-and-over door.

An attached stone outbuilding, formerly a coal store, provides additional storage.

To the rear lies a south-facing garden, mainly laid to lawn with established perimeter planting and a stone wall along its rear boundary.

At present relatively simple in its layout, it offers considerable potential for more imaginative planting and a pleasant place to sit outdoors, while recognising the access arrangements described below.









Important note: Neighbouring properties benefit from rights of access across the front part of the rear garden. Buyers should satisfy themselves as to the precise route, extent and terms of these rights through their legal advisers.

Environs

Nunnington is a particularly attractive estate village on the banks of the river Rye, characterised by its limestone cottages and picturesque arched stone bridge. The village has a medieval parish church, community hall and Nunnington Studios, a courtyard of independent artists and businesses, including a popular café. The magnificent Elizabethan Nunnington Hall is now in the care of the National Trust.

Footpaths lead from the village into the surrounding Howardian Hills National Landscape, making this a lovely base from which to explore the countryside. A choice of pubs and restaurants can be found in the wider area, including Michelin-starred The Star Inn at Harome.

Nearby Hovingham offers a village store, bakery, café, GP surgery, monthly market and sporting clubs. To the north is the market town of Helmsley, while Malton to the south has a railway station and a wider range of amenities. Ampleforth College lies within five miles.

Directions

Thwaites Cottage sits on the southern side of the street, behind a green verge, just beyond Nunnington Studios and identifiable by the red letter box.

What3words: ///tiles.bluntly.searcher

Viewing

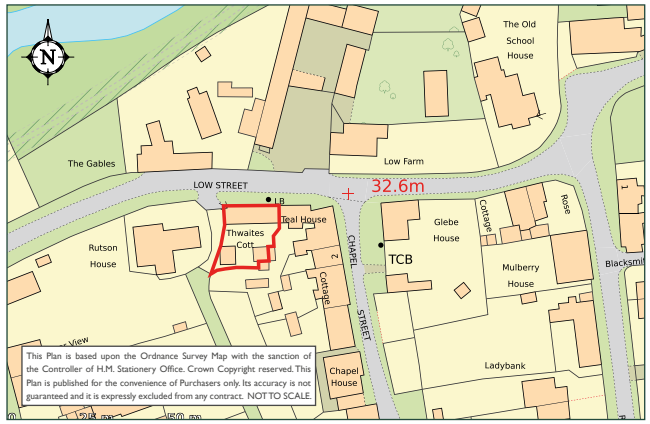
Strictly by appointment.

Blenkin & Co
ESTABLISHED 1992

The Yorkshires. Residential Real Estate Award Winner 2024







Important notice 1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("Information") may be relied upon as a statement or representation of fact. Neither Blenkin & Co nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Blenkin & Co or the seller/lessor. 2. Any photographs (and artists' impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. 4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given. **NB:** Google map images may neither be current nor a true representation. **Photographs, property spec and video highlights:** November 2026. Some images may have been enhanced using artificial intelligence (AI); any such images will be clearly identified individually. Brochure by wordperfectprint.com

OnTheMarket rightmove PRS Property Redress Scheme