



## Roxby House Maltongate | Thornton le Dale YO18 7SA

Roxby House presents a rare opportunity to acquire a substantial Grade II listed property with land and buildings which have significant development potential situated within the highly regarded village of Thornton le Dale. The site extends to approximately 0.54 acres.

The property which dates back to the early 19th Century retains many original features including a former well believed to have been used by the former Roxby Castle. Roxby House enjoys a pleasant central location overlooking the beck in the picturesque village of Thornton le Dale.

This unique and substantial property offers several options to prospective purchasers, could be attractive to those seeking an annex for additional family members (subject to necessary planning), could be sold later as separate lots for those looking to carry out a small residential development.

Consideration will be given to splitting the property but the sale of the potential development area would only be considered once the main house sale was completed.

The village offers a good range of local amenities including school, post office, local Nisa store, playground with skateboard park, cricket ground, bistro, restaurant, two pubs, bookshop, etc.



**Guide Price £675,000**

**BoultonCooper**

**BC**  
Est. 1804

# Roxby House Maltongate | Thornton le Dale



## PLANNING

The North York Moors planning department have issued a Preliminary Application letter with the main points been listed below.

The rear garden to Roxby House is considered to lie within the main built-up area of Thornton le Dale and provides a suitable small site capable of accommodating a pair of modestly sized single storey dwellings as proposed. Any permission would have a principal residence condition attached for both dwellings. There appears to be adequate space to provide outside amenity space and parking, and if single storey, would be unlikely to have a detrimental impact on the amenities of the existing dwelling which fronts Roxby Road.

In terms of the proposed conversion, this building is curtilage listed, so any development will need to retain as much historic fabric and involve minimal internal and external alterations to retain its character.

In summary, the site would be considered as suitable site and consequently, in principle, an application for the construction of 2 modest dwellings and conversion of the curtilage outbuilding would be likely to be considered acceptable, subject to satisfactory

details in terms of design and scale, trees and parking.

The full letter and copies of plans are available upon request or can be viewed at our Pickering Office.

## ACCOMMODATION

### LIVING ROOM

19'10" x 18'3" (6.05m x 5.56m)

Solid fuel cast iron stove, beam ceiling, stairs to first floor.

### DINING ROOM

17'4" x 13'0" (5.28m x 3.96m)

Open fire, feature alcove.

### KITCHEN

17'10" x 6'7" (5.44m x 2.01m)

Range of base and wall mounted units, gas fired Aga, single drainer sink unit, plumbing for dish washer and washing machine.

### FIRST FLOOR LANDING

Stairs to attic area.

### FAMILY BATHROOM

Three piece suite comprising panelled bath with shower over, pedestal wash hand basin, low flush wc.



### BEDROOM 1

13'3" x 9'9" (4.04m x 2.97m)

### BEDROOM 2

12'0" x 10'0" (3.66m x 3.05m)

Beam ceiling

### BEDROOM 3

10'6" x 10'1" (3.20m x 3.07m)

Beam ceiling, feature cast iron fireplace, built in cupboard.

### BEDROOM 4

12'10" x 10'10" (3.91m x 3.30m)

## SECOND FLOOR

### SITTING ROOM / STUDIO / BEDROOM

36'4" x 13'9" (11.00m x 4.19m)

Beamed ceiling, currently used as a study. En Suite Shower Room.

## OUTSIDE

The mature well stocked garden extends from the rear to Roxby Road from where vehicular access is gained over a hardcore drive.

Note: Vehicular access to Roxby Road is gained via a right of way over the land shaded blue on the plan.

## OUTBUILDINGS

STONE BARN: 50'0" x 19'3" with three loose boxes, large store area, electric light and power.

STORE: 18'6" x 16'0" Electric light and power. Outside tap.

TWO LOOSE BOXES, TACK ROOM, LOG STORE AND GARAGE.

## SERVICES

Mains electricity, gas, water and drainage.

## TENURE

We understand to be freehold with vacant possession upon completion.



# Roxby House Maltongate | Thornton le Dale



Total area: approx. 181.4 sq. metres (1952.0 sq. feet)  
**Roxby House, Thornton le Dale**

## VIEWING

By telephone appointment with the Agents, Pickering Office. Tel: 01751 472724.

## COUNCIL TAX BAND

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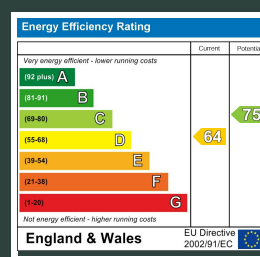
## ENERGY PERFORMANCE RATING

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