



Bridge House,
Maltongate, Thornton le Dale, North Yorkshire, YO18 7SD
Price Guide £695,000 to £745,000

www.peterillingworth.co.uk
Tenure: Freehold
EPC Rating Band D
Property Tax Band F

Occupying a picturesque position beside Thornton Beck in the heart of Thornton le Dale, one of North Yorkshire's most desirable villages, Bridge House is a beautifully presented link-detached stone residence located within the North York Moors National Park and Conservation Area.

Offering almost 1,900 sq.ft. of high-quality accommodation, the property combines timeless character with contemporary comfort. The spacious layout includes an elegant sitting room, superb open-plan kitchen and dining area, garden room, utility space, cloakroom and integral garage. Underfloor heating to the ground floor. To the first floor are three generous double bedrooms including principal bedroom with en-suite shower and a stylish family bathroom.

Outside, attractive gardens, private parking and a substantial garage complement the home's idyllic waterside setting.

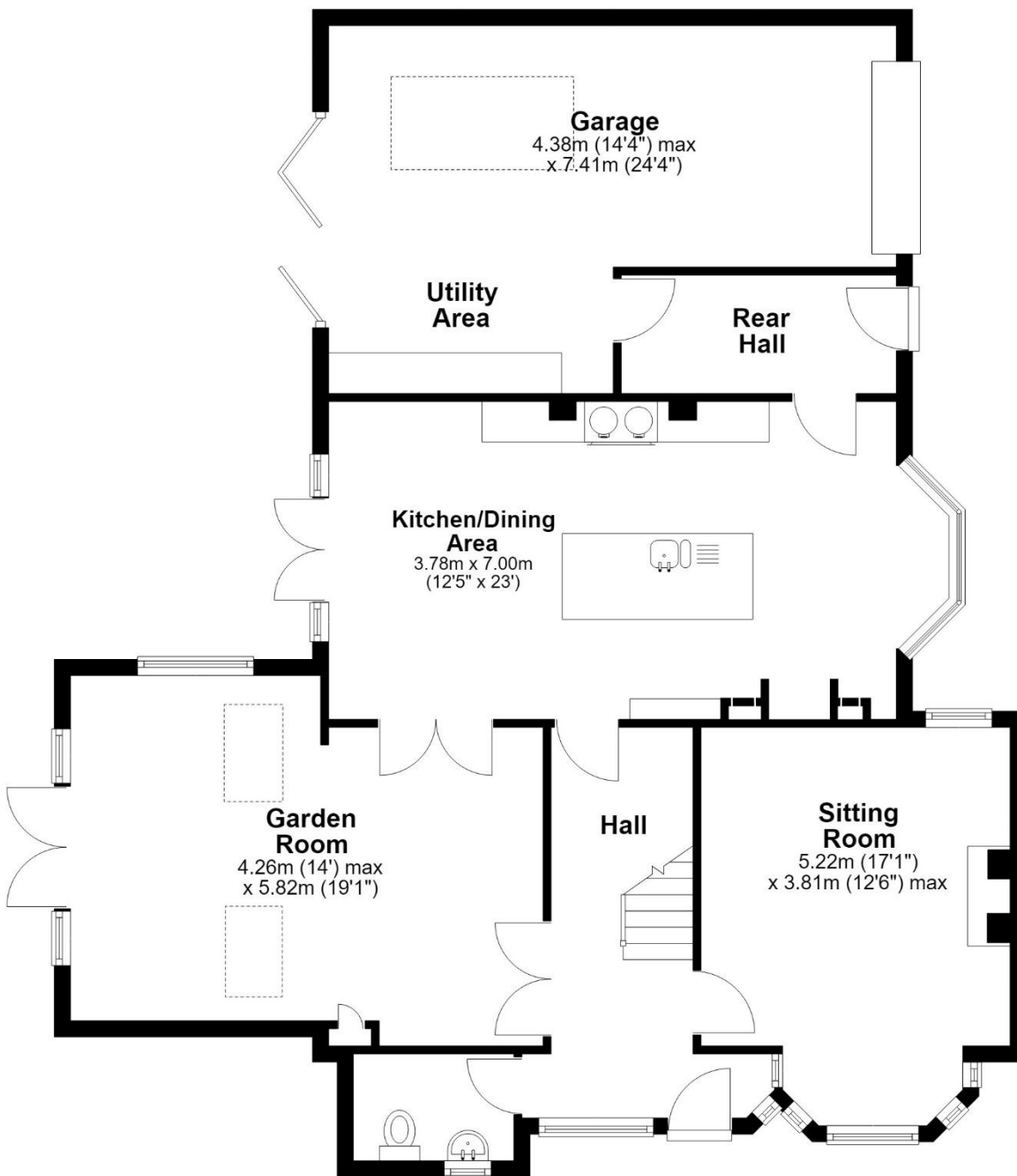
Thornton le Dale is renowned for its village green, charming period architecture, independent shops, cafés and strong sense of community. Surrounded by some of Yorkshire's finest countryside, the village provides immediate access to exceptional walking, cycling and outdoor pursuits, while the nearby market town of Pickering offers a wider range of amenities.

A rare opportunity to acquire a distinctive village home in an exceptional location, combining space, quality and an enviable North Yorkshire lifestyle.



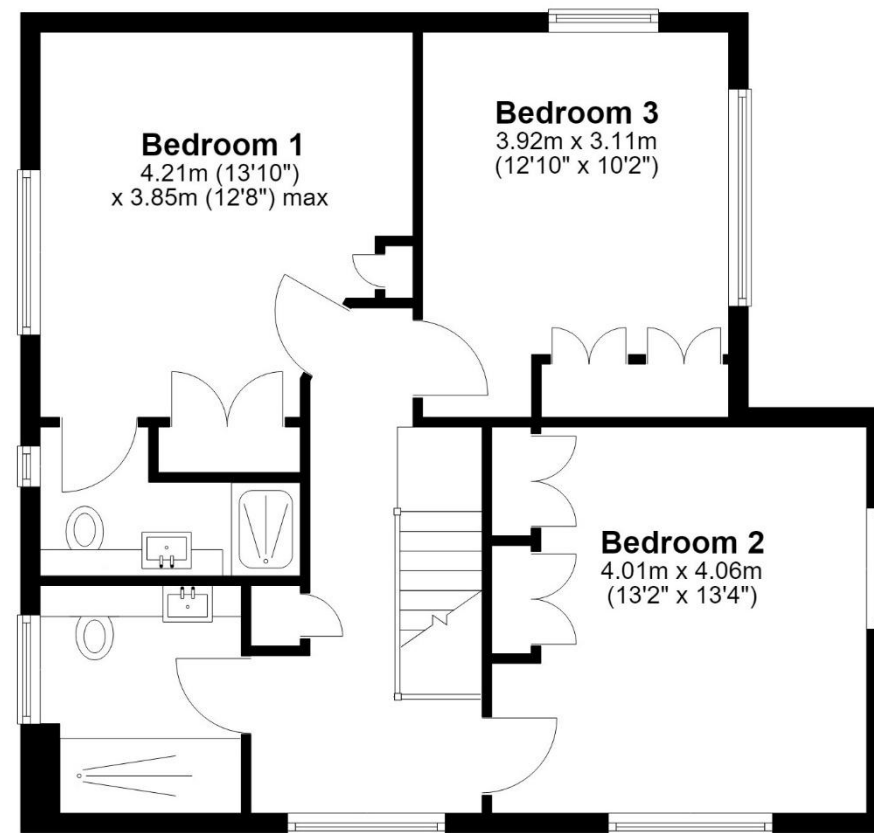
Ground Floor

Approx. 115.2 sq. metres (1239.6 sq. feet)



First Floor

Approx. 61.2 sq. metres (658.4 sq. feet)



Total area: approx. 176.3 sq. metres (1898.0 sq. feet)

Bridge House, Thornton le Dale

For information purposes, not to scale





Tenure: We understand the property to be freehold. Vacant possession will be given on completion.

Services: Mains water, drainage, gas and electricity are laid on. Gas fired central heating.

Property Tax: Band F

Energy Performance Rating: Band D

Photography: By Peter Illingworth

Location: what3words///paddlers.beams.wins

Mobile Coverage: Vodafone, O2, EE and Three

Satellite: BT, Sky and Virgin

Broadband: Basic 6 Mbps, Superfast 66Mbps

Flood Risk: Medium

HMRC: It is a legal requirement to identify purchasers for the Proceeds of Crime Act/Anti-Money Laundering/ Anti Terrorism Legislation etc. For these purposes this service is contracted out to Landmark Estate Agency Services for which they will apply a charge.

Need advice on buying through another agent?

Contact Peter Illingworth on 01751 431107 to discuss how we can give you the comfort of many years of our expertise, in representing clients in the purchase of their next home.

Viewing:

Strictly by appointment through the Agents Kirkbymoorside Office, 16 Market Place, Kirkbymoorside, York.
Tel: 01751 431107.



16 Market Place, Kirkbymoorside,
York, YO62 6DA

T. 01751 431107

E. kirkbymoorside@peterillingworth.co.uk

T. 01751 475557

E. maltonhub@peterillingworth.co.uk

T. 01751 475557

E. pickering@peterillingworth.co.uk

www.peterillingworth.co.uk

41-43, Maddox Street, London, W15 2PD

T. 08701 127 099

E. info@mayfairoffice.co.uk W. www.mayfairoffice.co.uk



Important Notice:

Peter Illingworth Estate Agents for themselves and for the Vendors or Lessors of this property, whose agents they are; give notice that:

- i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;

- ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representatives of fact but must satisfy themselves, by inspection or otherwise, as to the correctness of each of them;
- iii) no person in the employment of Peter Illingworth Estate Agents has any authority to make or give any representation or warranty given whether by Peter Illingworth Estate Agents and Associates or the Vendors or the Lessors of this property.

It is the responsibility of any intending purchaser to satisfy himself as to the accuracy of any information upon which he relies in making an offer.