

Rounthwaite **R&W** Woodhead

53 MARKET PLACE, MALTON, NORTH YORKSHIRE, YO17 7LX Tel: (01653) 600747

SCHOOL HOUSE CHESTNUT AVENUE, THORNTON-LE-DALE, YO18 7RW



- **PRETTY DOUBLE FRONTED COTTAGE**
- **BEAUTIFULLY RESTORED AND MANY ORIGINAL FEATURES**
- **PICTURESQUE VILLAGE LOCATION**
- **2 DOUBLE BEDROOMS**
- **NEAT TERRACED GARDEN**
- **OFF ROAD PARKING FOR TWO VEHICLES**

PRICE GUIDE £410,000

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & Market Place, Pickering Tel: (01751) 472800

Email: malton@rounthwaite-woodhead.co.uk

www.rounthwaite-woodhead.com

Description

The Old School House is a pretty double fronted cottage standing in a central and prominent position in the village overlooking the picturesque stream. The cottage which is Grade II Listed was carefully restored approximately 4/5 years ago.

The School House has the benefit of off road parking for 2 vehicles with access from Brook Lane. The accommodation retains many original features including exposed beams, "Yorkshire light" windows, a period fire surround, ledge and brace doors and window seats, these combine well with the modern fully integrated kitchen, engineered oak floors and fin radiators. The standard of finish throughout is exceptional. There is a small terrace garden to the rear and a useful external store.

The picture postcard village of Thornton-le-Dale lies along the A170 Thirsk to Scarborough road and has good local facilities including family baker, 2 public houses, post office, chemist, doctors surgery, general store and others. There are some beautiful and varied walks in and around the village with the entrance to Dalby Forest only a few minutes drive away where there is some spectacular scenery, splendid walks and cycling trails. A train service is available at Malton, 7 miles to the south, with regular connections to York and beyond. Pickering lies 3 miles to the west and offers all the usual facilities of a busy market town.

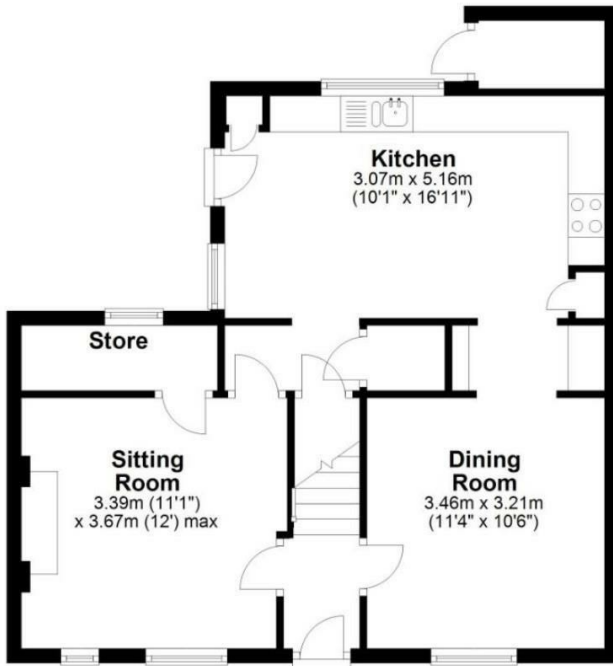
General Information



Accommodation

Ground Floor

Approx. 54.3 sq. metres (584.8 sq. feet)



First Floor

Approx. 35.9 sq. metres (386.5 sq. feet)



Total area: approx. 90.2 sq. metres (971.3 sq. feet)
School House, Thornton Le Dale

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
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