

NOVE



Carlton Cottage Deans Square, Topcliffe

Thirsk

In Excess of £250,000

Carlton Cottage Deans Square

Topcliffe, Thirsk

Tucked into the heart of a coveted North Yorkshire village, this beautifully renovated two-bedroom semi-detached cottage is offered to the sales market and ready to move straight into. The accommodation has been thoughtfully extended and updated throughout, with a generous kitchen at its core — a proper working space with room to cook, gather, and linger. Contemporary finishes sit comfortably alongside the property's inherent character, creating an interior that feels both considered and genuinely liveable.

The south-facing garden is the standout feature. Positioned to the front of the property, it captures the sun from morning to evening and opens onto a combination of lawned garden, paved patio, and well-stocked borders planted with established shrubs. A gravel path wraps the cottage to give easy access all round, while a generous shared parking area adds a layer of everyday convenience seldom found in village settings.

Location

Topcliffe is one of those North Yorkshire villages that rewards a closer look. Set on the banks of the River Swale between Thirsk and Ripon, it sits comfortably in the Vale of York with the North York Moors rising to the east and the Yorkshire Dales stretching out to the west. The village has a long history — it features in the Domesday Book and shows evidence of settlement reaching back to Neolithic times — yet it functions as a thoroughly well-served community today. Residents benefit from a primary school, village shop, GP surgery, two dining pubs, a church, an art gallery, a children's play park, and a well-supported village hall. It is the kind of place that is genuinely easy to settle into.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Charming Character Cottage
- Extended Kitchen
- Fully Renovated
- South Facing Garden





Living Room

16' 6" x 16' 4" (5.03m x 4.99m)

On entering the property through the composite front door you are welcomed into this charming living room which has a beamed ceiling and large multi fuel burning stove, with windows to two aspects this light room offers space to relax and dine. The storage under stairs is a great addition while the iron radiator and chrome decorative valves give you an indication to the attention to detail spent on the renovation.

Kitchen

The kitchen has recently been extended, the pebble coloured base and wall units include a large larder cupboard and sit beautifully with the wood effect work top. The gas hob and electric oven are integrated. To the rear elevation is a velux roof light, the composite door and large window give the kitchen lots of natural light. The large upright radiator and tile effect flooring finish this lovely, modern kitchen.



Bedroom One

12' 2" x 9' 5" (3.71m x 2.88m)

The principal bedroom has a window to the front of the property and a wall mounted radiator. The bedroom door is an original feature of the property.

Bedroom Two

11' 8" x 6' 8" (3.56m x 2.04m)

With a built in storage cupboard the second bedroom has a window over looking the garden and wall mounted radiator.

Shower Room

6' 9" x 6' 7" (2.05m x 2.00m)

With wood effect flooring, there is a large walk in shower cubical with wet board in marble effect . The frosted glass window is to the rear elevation. The basin is set into a vanity unit and there's a large towel radiator.

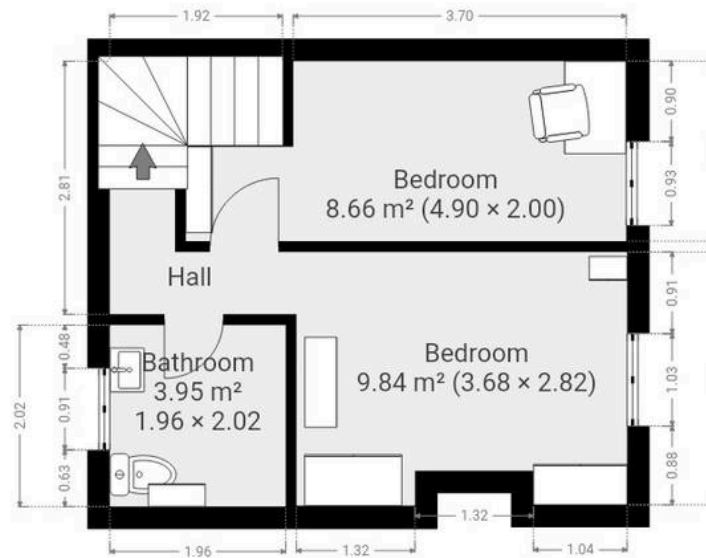


GARDEN

The south facing garden is to the front of the property and has a lawned area with large patio, the well maintained borders have shrubs established. The gravel path goes around the cottage and offers wheelie bin storage and an outside tap.

On street parking





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