



Tatton House, Thixendale – YO17 9TG

Malton

Guide Price £695,000

Tatton House

Thixendale, Malton

Tatton House is a quite spectacular, individually designed and built detached house located within the pretty Yorkshire Wolds village of Thixendale. The architecture is carefully conceived, and has created a stunning four/five bedroom family home affording great attention to detail.

This exceptional property showcases striking features including ornate stained glass and multi paned windows, Chinese slate tiled floors, handmade oak internal doors, timber floorings and architrave. The home seamlessly blends traditional craftsmanship with modern convenience, featuring an under floor heating system throughout the house and an external rainwater harvester.

On entering the property there is a real wow factor in the form of a spacious entrance hall, with log-burning stove, which gives access to all the major rooms. The ground floor comprises two reception rooms, sitting room/fifth bedroom, utility room and a cloakroom with shower cubicle. At the heart of the home is recently installed handmade kitchen/diner, complete with granite worktops, integrated appliances, and a superb kitchen island providing additional storage; the dining area overlooks the patio providing lots of additional natural light.

Two separate staircases provide access to upstairs: on the first floor are four double bedrooms, three of which enjoy superb en-suite facilities. The master bedroom also boasts a dressing room, while the third bedroom gives access to a sitting room and a separate kitchen providing the perfect accommodation for extended family or visitors. A four piece family bathroom completes the first floor. The second floor houses an attic space and dressing room with two large walk-in wardrobes.

To the exterior you approach the property via a gravel driveway to the front, which leads to the double garage. There is a stunning landscaped rear garden backing onto woodland.

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LOCATION

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PORCH

Dimensions: 1.53 x 2.6 (5'0" x 8'6").

ENTRANCE HALL

Dimensions: 4.11 x 4.52 (13'5" x 14'9").

DINING ROOM

Dimensions: 4.15 x 3.63 (13'7" x 11'10").

KITCHEN/DINING

Dimensions: 4.15 x 5.89 (13'7" x 19'3").

SITTING ROOM

Dimensions: 4.08 x 5.45 (13'4" x 17'10").

BEDROOM FIVE/STUDY

Dimensions: 2.71 x 3.68 (8'10" x 12'0").

GUEST CLOAKROOM

UTILITY

BEDROOM ONE

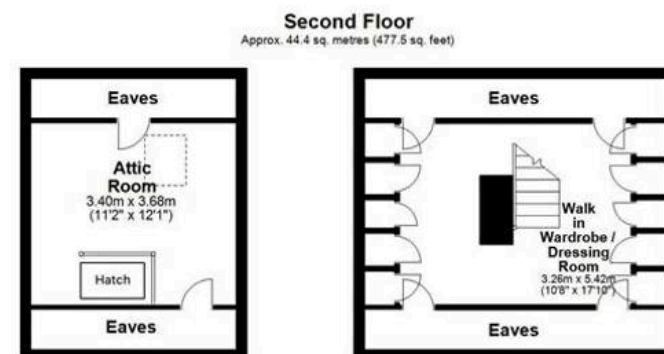
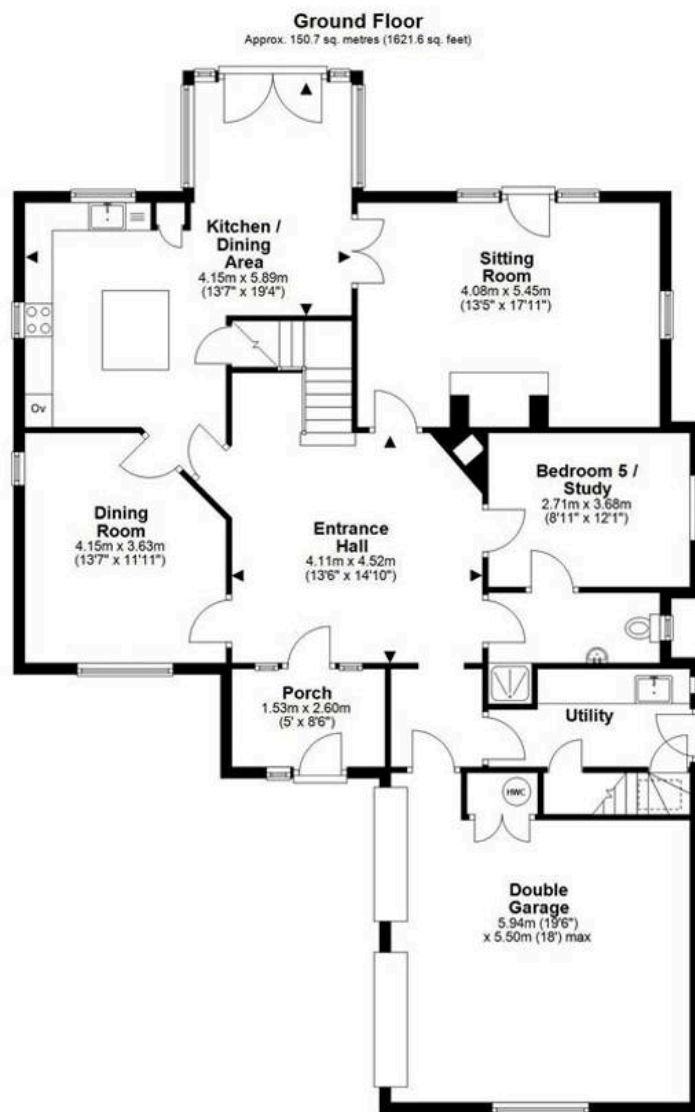
Dimensions: 5 x 3.68 (16'4" x 12'0").

ENSUITE ONE









Total area: approx. 323.5 sq. metres (3482.2 sq. feet)
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