



colin ellis

**Beswick Yard,
Snainton, YO13 9AT**

A charming two bedroom stone built cottage situated in the heart of the highly regarded village of Snainton. Full of character and beautifully presented, Thimble Cottage offers a delightful blend of period features and comfortable modern living.

Guide Price £289,950



PROPERTY DESCRIPTION

Thimble Cottage is a quintessential village home, instantly recognisable by its attractive stone façade. Internally, the property is warm and inviting, with exposed beams, a feature fireplace and well proportioned rooms throughout. The ground floor comprises a cosy living room leading through to a well equipped country style kitchen. Beyond the kitchen is a useful utility area and a modern ground floor bathroom. To the first floor are two double bedrooms, both enjoying pleasant outlooks, along with a separate WC off the landing.

To the rear of the cottage is a charming and private garden arranged with stone terraces and steps, ideal for outdoor seating and container planting. The property further benefits from a garage and off street parking.

LIVING ROOM

4.57 x 4.45 (14'11" x 14'7")

KITCHEN

3.59 x 3.94 (11'9" x 12'11")

UTILITY AREA

0.84 x 1.65 (2'9" x 5'4")

GROUND FLOOR BATHROOM

2.33 x 1.91 (7'7" x 6'3")

BEDROOM

3.96 x 4.57 (12'11" x 14'11")

BEDROOM

3.59 x 2.90 (11'9" x 9'6")

WC

1.48 x 0.94 (4'10" x 3'1")







Approximate total area⁽¹⁾

776 ft²
72.1 m²

Reduced headroom

1 ft²
0.1 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Beswick Yard - 18750274

Council Tax Band - B

Tenure - Freehold

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.

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



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