AMBER CROFT
THORNTON LE DALE



A delightful 19th century, double fronted character property, providing deceptively spacious and well presented accommodation, attractive grounds and off-street parking.

1,268 square feet of well-cared for and attractively presented accommodation
Dining Room – Sitting Room – Breakfast Kitchen – Garden Room - Utility Room – Shower Room
Two large double front facing bedrooms – rear facing third bedroom – House bathroom
Cottage gardens to the rear and side with a lovely south facing aspect.
Off-street parking.

GUIDE PRICE £380,000

A quintessential double fronted character cottage situated only a short walk away from the centre of this picturesque National Park Village. Amber Croft still retains the charm and character inherent of its age, but the cottage has been significantly improved by the current owner, with a partial re-roof, new electrics and re-rendering to the back portion.

In brief the accommodation comprises the following: entrance vestibule, front facing dining room, a cosy sitting room with multi-fuel stove, rear hall, breakfast kitchen with an adjoining garden room whose doors open out to the garden, utility room and a ground floor shower room. Upstairs are three double bedrooms, with the front two being especially generous and the main house bathroom. Windows are double glazed throughout and there is a modern gas fired central heating system.

A lovely, sheltered south facing garden lies to the rear and side. The garden makes the most of its south facing aspect with a terraced seating area, lawned garden edged by well stock flower and shrub borders and a small vegetable garden. To the far end is a private area of off-street parking, accessed off South Lane.



Thornton-le-dale is a pretty, well-served village some three miles to the east of the market town of Pickering and lies within the southern boundary of the North York Moors National Park. The village has a variety of shops, including butcher, bakery, Post Office and pharmacy, with two doctor's surgeries, cafes and public houses.

ACCOMMODATION COMPRISES



ENTRANCE VESTIBULE
Panelled front door. Electric fuses. Half glazed inner doors. Half glazed doors, beamed ceiling.

DINING ROOM
4.00 m (13'1") x 3.40 m (11'2")
Sash window to the front with fitted window seat. Period feature fireplace with a tiled surround and hearth. Original fireside fitted display cabinet and cupboard. Beamed ceiling . Radiator.



SITTING ROOM
4.90 m (16'1") x 3.00 m (9'10")
Sash window to the front with fitted window seat. Stone and brick lined fireplace housing a cast iron multi fuel stove. Beamed ceiling. Radiator. Television point. Wall lights. Telephone point.





REAR HALL
Tiled floor. Half panelled walls. Radiator. Stairs to the First Floor. Half glazed door leading out to the rear.

BREAKFAST KITCHEN
3.70 m (12'2") x 3.58 m (11'9")
Range of fitted base and wall kitchen cabinetry with under cupboard lighting and incorporating composite sink unit. Integrated dishwasher. Gas range oven set in an alcove. Integrated fridge freezer and dishwasher. Painted beams. Under stairs pantry area with tiled floor and shelving. Open through to;





GARDEN ROOM
2.35 m (7’9”) x 1.83 m (6’0”)
Radiator. Tiled floor. Double glazed French doors leading out into the garden.



UTILITY ROOM
2.12 m (6’11”) x 1.50 m (4’11”)
Range of fitted base and wall units. Washing machine point. Recessed lights. Tiled floor.

SHOWER ROOM
2.13 m (7’0”) x 1.34 m (4’5”)
Walk in shower with dual head. Low flush WC. Wash hand basin set into a vanity unit. Chrome heated ladder towel rail. Recessed ceiling lights, Yorkshire sliding sash window iled splash backs.



FIRST FLOOR

LANDING
Portrait panelled walls. Vaulted ceiling with a pair of velux roof lights.

BEDROOM ONE
5.10 m (16’9”) x 3.11 m (10’2”)
Timber double glazed sash window to the front. Feature tiled fireplace. Fitted wardrobe and storage. Radiator.



BEDROOM TWO
3.63 m (11’11”) x 3.24 m (10’8”)
Timber double glazed sash window to the front. Panelled ceiling. Radiator.



BEDROOM THREE
3.20 m (10’6”) x 2.63 m (8’8”)
Timber double glazed sash window to the rear. Fitted wardrobe and storage cupboards. Radiator.

BATHROOM
3.20 m (10’6”) x 2.00 m (6’7”)
Bath with a panelled surround. Low flush WC. Pedestal wash hand basin. Heated towel rail. Radiator. Sash window to the rear. Cupboard housing the gas fired central heating boiler.



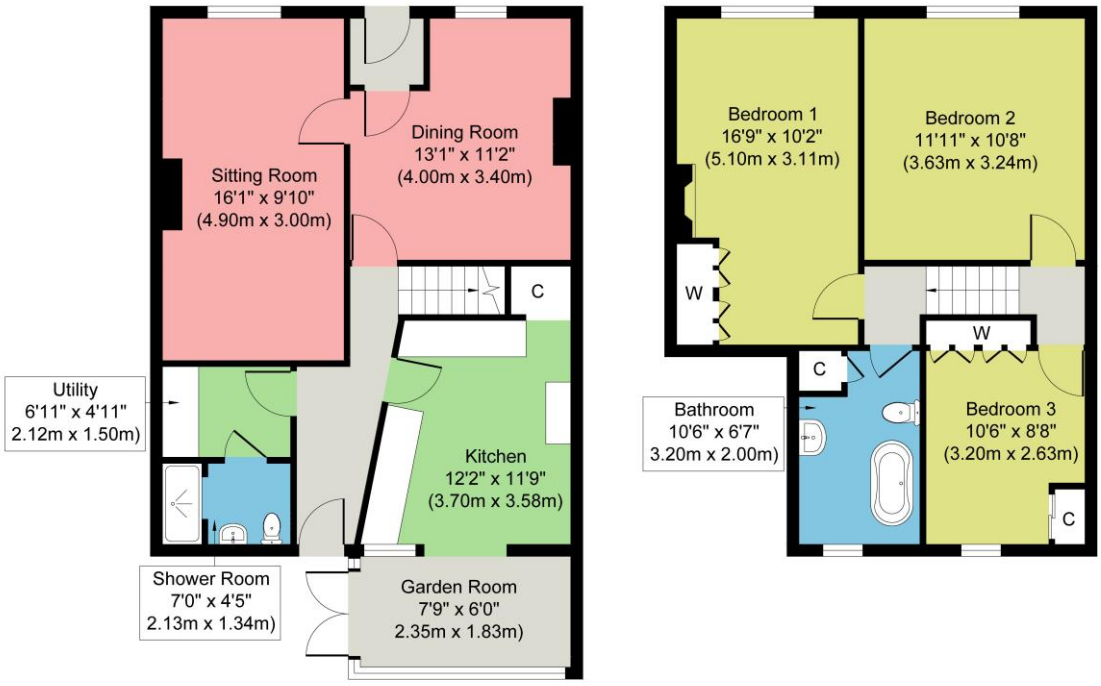
GARDEN & GROUNDS

Amber Croft fronts High Street to the front and backs onto South Lane at the rear which is where the vehicular access runs from and to a private parking space.

The garden faces south and runs to the rear and side of the cottage. To the immediate rear is a sheltered terraced area with steps up to the lawned garden, with well stocked borders filled with cottage style plantings. To the side of Ambercroft is a screened and very private seating area, with steps down to a vegetable garden. The vegetable garden is planted in a potager style, with raised beds, providing a productive and attractive space.







Ground Floor
Approximate Floor Area
708 sq. ft
(65.78 sq. m)

First Floor
Approximate Floor Area
560 sq. ft
(52.05 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Copyright V360 Ltd 2025 | www.houseviz.com

GENERAL INFORMATION

Service:	Mains water, drainage, gas and electric. Central heating is gas-fired.
Council Tax:	Band C
Tenure:	We understand that the property is freehold and that vacant possession will be granted upon completion.
Planning:	Ryedale District Council, Ryedale house, Malton, YO17 7HH. Tel: 01653 600666
Viewing:	Strictly by appointment with the Agent's Pickering office.
Post Code:	YO18 7QW
Details prepared	June 2025

ADDITIONAL INFORMATION

The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. Measurements are approximate and are intended for guidance only. These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person within the firm's employment has the authority to make or give any representation or warranty in respect of the property

MONEY LAUNDERING REGULATIONS 2003 *Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. A mandatory fixed Regulatory Compliance Charge of £30 plus VAT (£36.00) is payable by each buyer for the administration and completion of required regulatory checks, including AML verification. Payment must be made by BACS before the checks can commence, and the sale can progress to the legal stage.*

C025 Printed by Ravensworth 01670 713330

15 Market Place, Malton, North Yorkshire, YO17 7LP
Tel: 01653 697820 **Fax:** 01653 698305
Email: malton@cundalls.co.uk

3 Church Street, Helmsley,York, YO62 5BT
Tel: 01439 772000 Fax: 01439 772111
Email: enquiries@cundallsrfas.co.uk

40 Burgate, Pickering, North Yorkshire YO18 7AU
Tel: 01751 472766 **Fax:** 01751 472992
Email: pickering@cundalls.co.uk