



Lilac Cottage Kirkgate Mews, Thirsk, YO7 1PT
Price Guide £235,000



Luke Miller & Associates
ESTATE AGENTS LETTINGS AGENTS FINANCE

This superb cottage, presented in excellent order throughout, has been both a successful holiday let and a much-enjoyed second home. It will appeal to those seeking a property that combines strong investment potential with the opportunity to enjoy a home in North Yorkshire for their own use.



The Property

Believed to date back to the 19th century, this well-presented cottage occupies a tucked-away position within the centre of Thirsk and has proved to be both a successful holiday let and a much-enjoyed second home. It offers an opportunity for those seeking an investment property with an established income stream, whilst equally providing a straightforward lock-up-and-leave home in a highly convenient location.

The accommodation is entered via a spacious kitchen, which provides excellent storage together with ample space for a dining table and chairs. Adjoining the kitchen is the extended living room, a generous reception space centred around a decorative electric fireplace and surround. There is also a useful under-stairs storage cupboard and a staircase leading to the first-floor accommodation.

To the first floor are two bedrooms, comprising a large double bedroom and a second bedroom suitable for single beds or bunk beds, making the property well suited to couples, small families or visiting guests. The bathroom is fitted with a panelled bath with tiled surround, wash hand basin and WC.

Externally, the property benefits from a private and easily maintained seating area together with parking for one vehicle.

Positioned discreetly behind a long-established hotel and guest house, the cottage enjoys a particularly convenient location just a short walk from Thirsk Market Place, the James Herriot Museum, St Mary's Church and the town's range of shops, cafés, amenities and racecourse.

Important Information

Tenure: Freehold

Council: North Yorkshire Council

Council Tax Band: Status is a holiday cottage

EPC Rating: C

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/2315-1701-8589-3423-9019>

Important Information

Due to operating timescales, this property will be available for completion end September 2026

The property is currently registered for use as a holiday cottage, having originally formed individual residential dwellings. Any purchaser wishing to change the authorised use back to residential accommodation must satisfy themselves as to the necessary planning requirements. All interested parties are advised to make their own enquiries with North Yorkshire Council prior to proceeding.

Disclaimer

We strive to ensure that our sales particulars are accurate and reliable. However, they do not constitute an offer or form part of any contract, and should not be relied upon as statements of representation or fact. Services, systems, and appliances mentioned in this specification have not been tested by us, and no guarantee is given regarding their operational ability or efficiency. All measurements are provided as a general guide for prospective buyers and are not exact. Please note that some particulars may still require vendor approval, and images may have been enhanced. For clarification or further information on any details, please contact us—especially if you are traveling a significant distance to view the property. Fixtures and fittings not explicitly mentioned are subject to agreement with the seller.

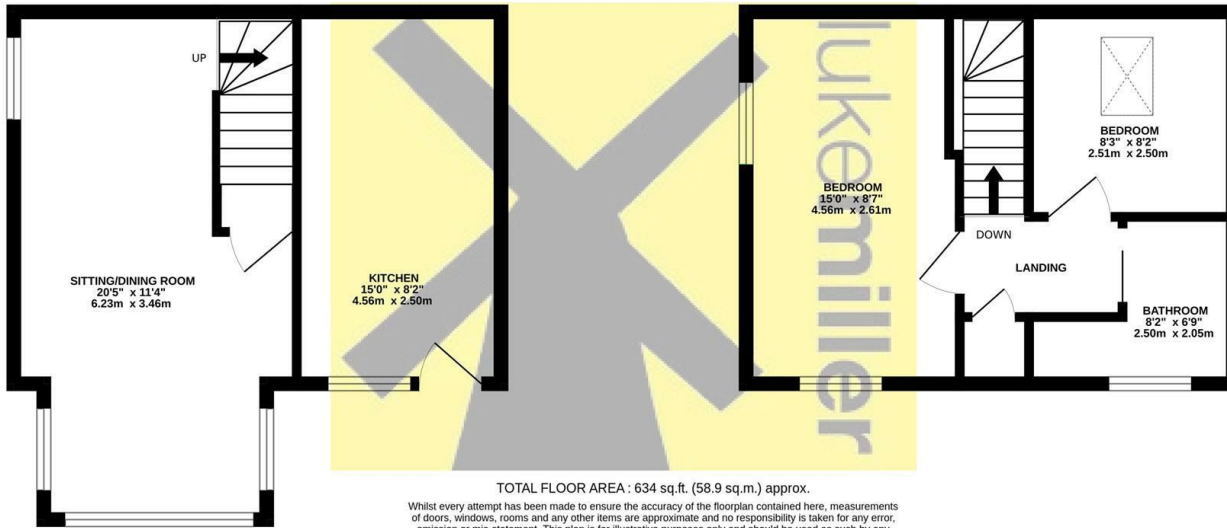
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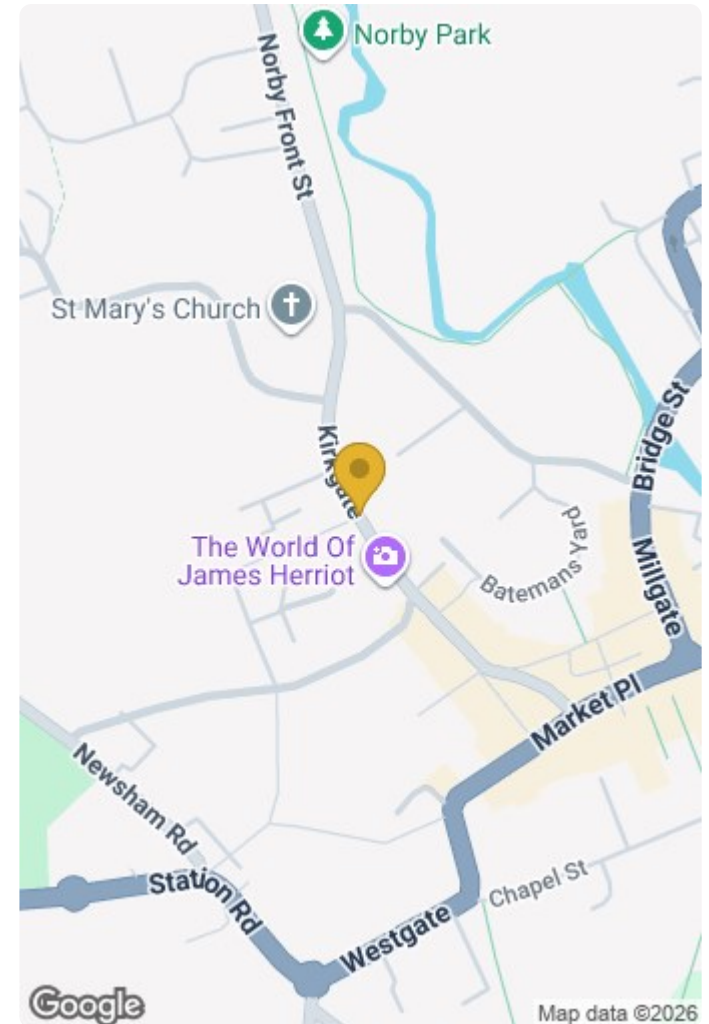
GROUND FLOOR
341 sq.ft. (31.7 sq.m.) approx.

1ST FLOOR
293 sq.ft. (27.2 sq.m.) approx.



TOTAL FLOOR AREA : 634 sq.ft. (58.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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