

# Mark Stephenson's

ESTATE & LETTING AGENTS



## Chapel Cottage, Main Street, Thixendale, YO17 9TG

£465,000

- Early 1990's chapel conversion
- Four bedrooms, bed 1 en-suite
- Private and mature gardens
- Well appointed throughout
- Fantastic oak framed garden room
- Home based office/hobbies room
- Three reception rooms
- Modern kitchen and bathooms
- Popular & traditional village

# Chapel Cottage, Main Street, Thixendale YO17 9TG

Nestled in the breathtaking Yorkshire Wolds, this unique chapel conversion in the sought-after village of Thixendale offers the perfect rural retreat. Converted in the early 1990s, the home blends historic character with modern living. The ground floor features three versatile receptions including a stunning recent oak-frame garden room a modern fitted kitchen, and a convenient utility room and cloaks/WC. Upstairs, there are four bedrooms, and both a modern en-suite and family shower room. The rear gardens enjoy lots of privacy adjacent to delightful open aspects, there is an excellent home office within the garden whilst from the Main Street there is generous driveway parking giving access to the detached brick garage.



Council Tax Band: E



### General information

Thixendale is a small, traditional and tranquil village in North Yorkshire, nestled deep within the rolling, chalk valleys of the Yorkshire Wolds. Located about 10 miles south of Malton, this secluded small community is famous for its dramatic landscape, sweeping dry valleys, and its position as the midway point of the Yorkshire Wolds Way National Trail. The village has a strong community, the village hall remains active, St Mary's church stands proudly on the village Main Street, transport is available to both primary and secondary catchment schools and the long established Cross Keys village pub which is set to re-open in June.

### Services

Mains electric and water.

Septic tank drainage.

LPG central heating form a buried garden tank.

### Side entrance/porch

Tiled flooring, inner door into;

### Hallway

A lovely first impression into the ground floor space leading into the two front separate receptions.

### Sitting room

Front entrance door and window, rear window, multi fuel stove in full height brick chimney breast, under stairs cupboard, exposed beams, two radiators.

### Front reception room

Again front facing with window and two radiators.

### WC

Two piece suite, range of cupboards and shelves.

### Utility room

Base and wall level units, plumbed for washer, wall mounted central heating boiler.

### Dining kitchen

Extremely well fitted with a generous range of base and wall level units, integrated oven and hob, dishwasher, fridge and freezer, Belfast sink unit, side window, radiator, double French doors into the Garden room.

### Garden room

Only a recent addition, oak framed and double glazed with Bi-folds giving immediate access into the mature and private gardens.

### First floor landing

Side window, radiator.

### Bedroom 1

Rear and side windows, radiator.

### En-suite bathroom

Modern white suite including bath, basin with storage under, WC, tiled walls and floor, velux window, heated towel rail.

### Bedroom 2

Front and side windows, built in over stairs cupboard, radiator.

Bedroom 3

Front and side windows, built in over stairs cupboard, radiator.

Bedroom 4

Shower room

Outside space/gardens

From the village Main Street level access is given onto the generous width driveway and upto the garage. A hand gate between the house and the garage gives access into the particularly private and mature rear gardens with lawn, generous flagged patio space and paths, hedge and fenced boundaries.

Home office/hobbies room

Measures approx 12ft 4 X 13ft

In the bottom left corner of the rear garden fully kitted out so as to make an ideal home based office or hobbies room.

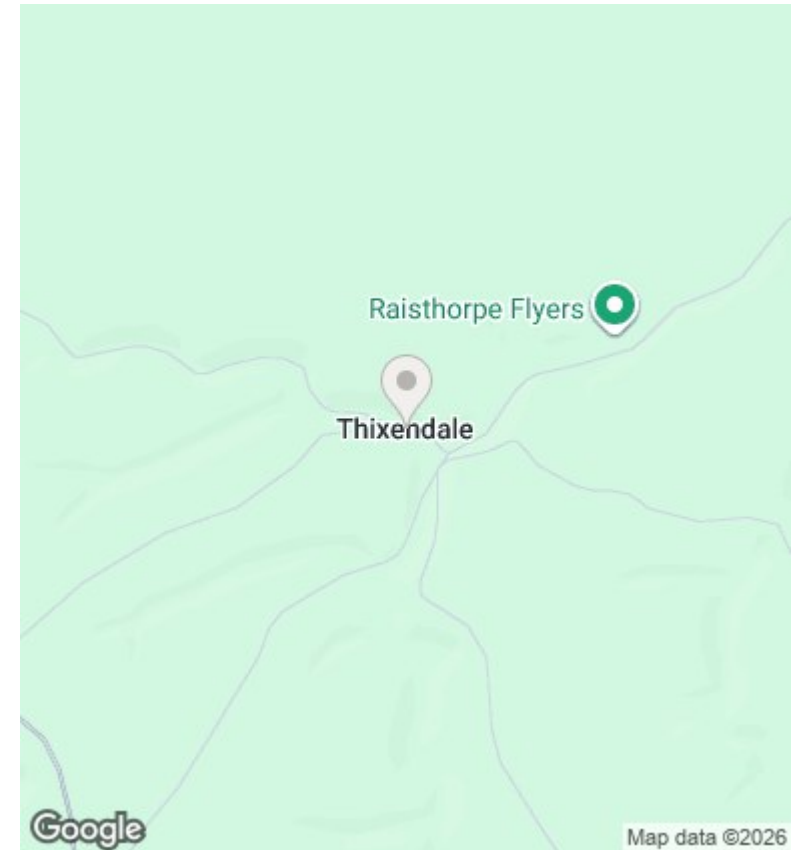
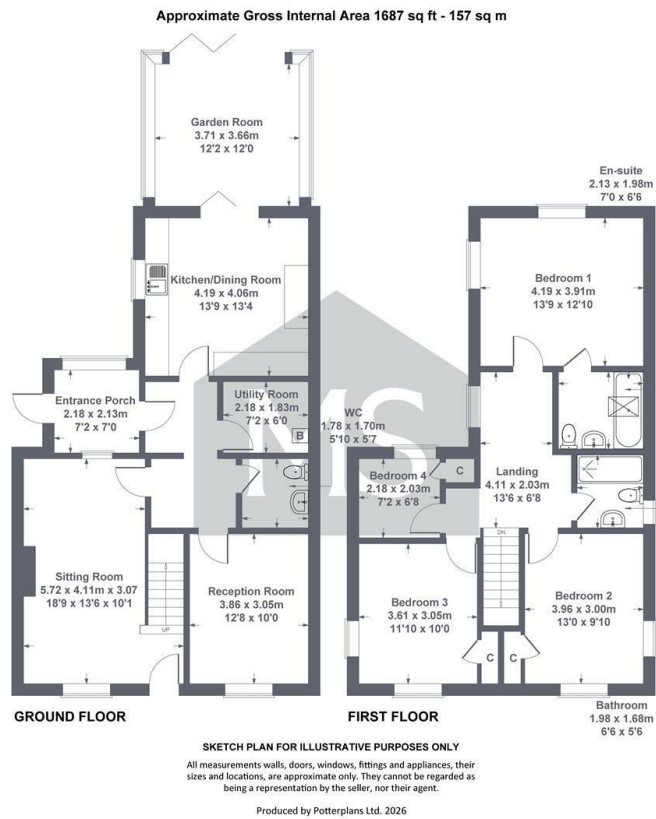
Garage

Measures approx 19ft 3 X 10ft

Detached, brick built beneath a pitched slate roof, double front doors, with power and light.







## Directions

## Viewings

Viewings by arrangement only. Call 01653 692500 to make an appointment.

## Council Tax Band

E

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