

# Mark Stephenson's

ESTATE & LETTING AGENTS



Ryburn, Maltongate, Thornton-Le-Dale, YO18 7SA

£255,000

- Three storey period cottage
- Extremely well appointed throughout
- Shower room and separate bathroom
- Lovely walled rear garden
- Only a short walk from the centre
- Two good sized double bedrooms
- Extended to the ground floor
- Gas fired central heating

# Maltongate, Thornton-Le-Dale YO18 7SA

Nestled in a sought-after village just moments from Pickering and the stunning Dalby Forest, this three-storey cottage seamlessly blends traditional character with modern living. Thoughtfully extended, the versatile layout currently operates as a well established holiday let but would equally make a beautiful permanent home. The ground floor is a bright, airy open-plan dining kitchen where French doors flood the space with natural light and connect seamlessly to the garden. Upstairs, the flexible accommodation spans two floors having two double bedrooms and separate shower and bathrooms. Offering the perfect balance of rural tranquility and easy access to local amenities and the North York Moors, this is a truly exceptional investment or permanent retreat.



Council Tax Band:



### ***General information***

Thornton-le-Dale is an exceptionally pretty village just 2 miles east of Pickering. Nestled on the edge of the North York Moors National Park, it offers immediate access to limitless outdoor recreation. The thriving community is highly self-sufficient, featuring various independent shops, Post Office, doctor's surgery, school two pubs. A wider range of amenities are available in both Pickering and Malton, the latter offers rail access to York in less than 30 minutes.

### ***Services***

All mains are connected.  
Mains gas central heating system.

### ***Council tax***

Currently the property is not registered for council tax given the holiday cottage status.

### ***Entrance lobby***

### ***Lounge***

Front sash window with shutters, wooden flooring, radiator, stairs off to the first floor, solid fuel stove in period style surround.

### ***Dining kitchen***

Pleasant range of base and wall level units, built-in electric oven and hob, plumbing for dishwasher, integrated washing machine and fridge, large velux style roof light, French doors out to the rear, wall mounted central heating boiler, radiator.

### ***First floor landing***

Radiator, stairs leading to the second floor.

### ***Bedroom 1***

Sash front window with radiator beneath, traditional style fireplace.

### ***Shower room***

Double glazed sash rear window, two piece white suite, double size shower cubicle, tiled floor, heated towel rail.

### ***Second floor landing***

### ***Bedroom 2***

Sash front window with shutters, radiator, traditional style fireplace.

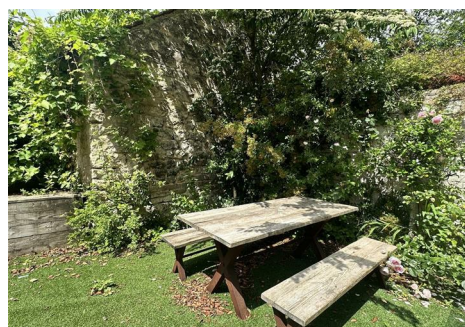
### ***Bathroom***

White three-piece suite, over bath shower, tile floor, double glazed sash rear window, velux style window, heated towel rail.

### ***Outside space***

The property is flush to the pavement at the front. At the rear there is an area of flagged space immediately out of the French doors with steps leading upto an attractive walled garden area laid to astro turf allowing space to sit out.







## Directions

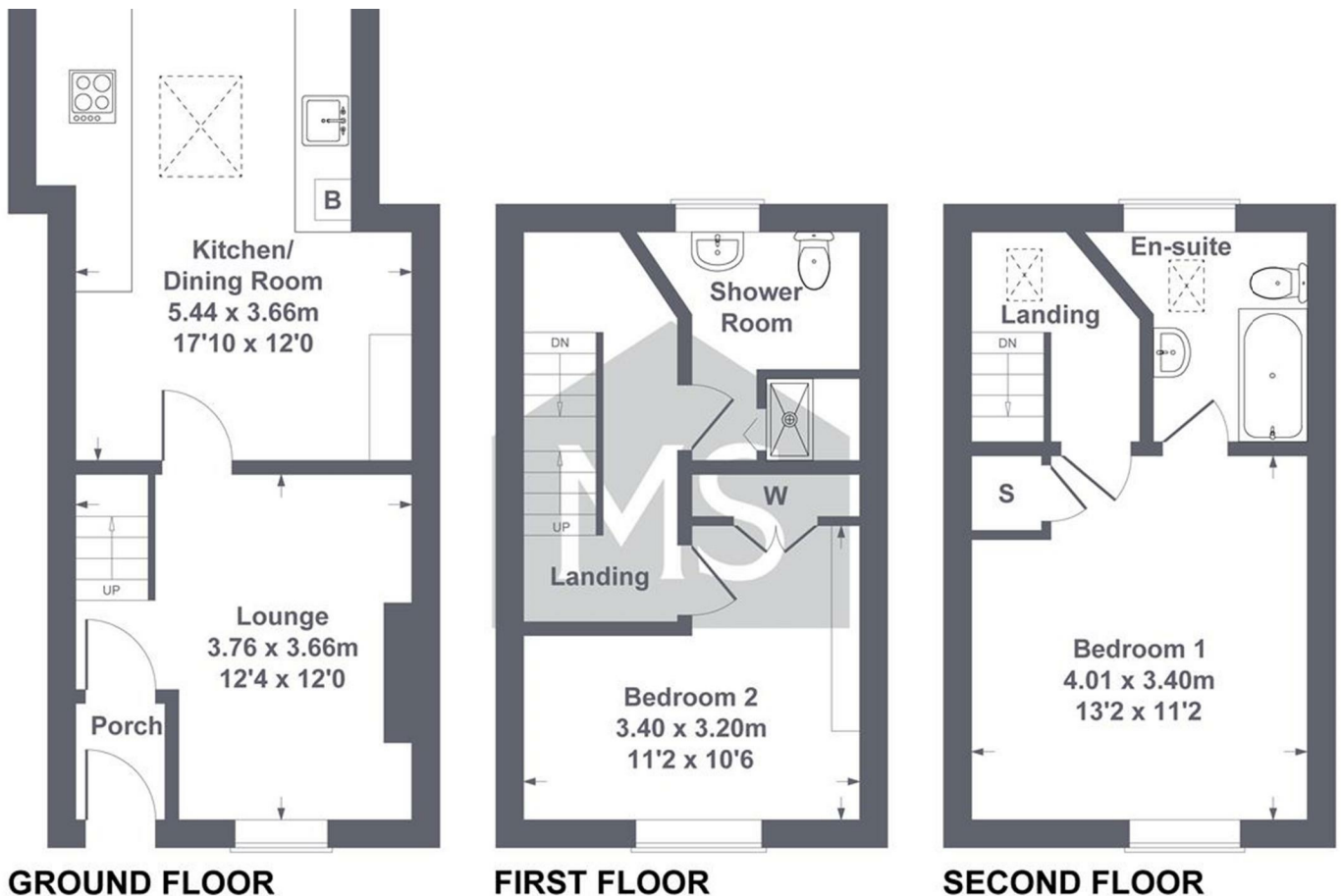
## Viewings

Viewings by arrangement only. Call 01751 476900 to make an appointment.

## EPC Rating:

D

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>			76
(55-68) <b>D</b>		64	
(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	



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY