



**FLATT TOP COTTAGE, TERRINGTON, YORK**

£695,000

**Carter Jonas**

# TERRINGTON, YORK, YO60 6PB

Nestled atop Terrington Bank, Flatt Top Cottage offers idyllic country living with stunning views of the Howardian Hills (AONB). This stone cottage, with its thoughtful extensions, combines traditional charm and modern comfort. Panoramic vistas stretch from Wiganthorpe parkland to Castle Howard woodland, with glimpses of the Vale of York from select vantage points.

At the heart of this home is the spacious dining kitchen featuring an Aga cooker and pantry. The ground floor boasts three reception rooms, a sunroom, and a utility area. Upstairs, four bedrooms and a house bathroom provide ample space for family or guests. Oil-fired central heating ensures year-round comfort throughout.

Set within approximately one acre of land, the property offers a generous gravel driveway and parking area. The garden, primarily laid to lawn, is dotted with mature trees and shrubs, all enclosed by fenced boundaries.

Located just a mile from Terrington Village and 14 miles from York, Flatt Top Cottage enjoys proximity to local amenities including schools, healthcare, and shops. The surrounding countryside offers numerous recreational opportunities, from scenic walks to bridleways, making it an ideal home for nature enthusiasts and those seeking a tranquil yet connected lifestyle.

## DETACHED COTTAGE SAT IN APPROX 1 ACRE, OFFERING STUNNING VIEWS OVER ROLLING FIELDS



**TENURE** Freehold

**LOCAL AUTHORITY** North Yorkshire Council

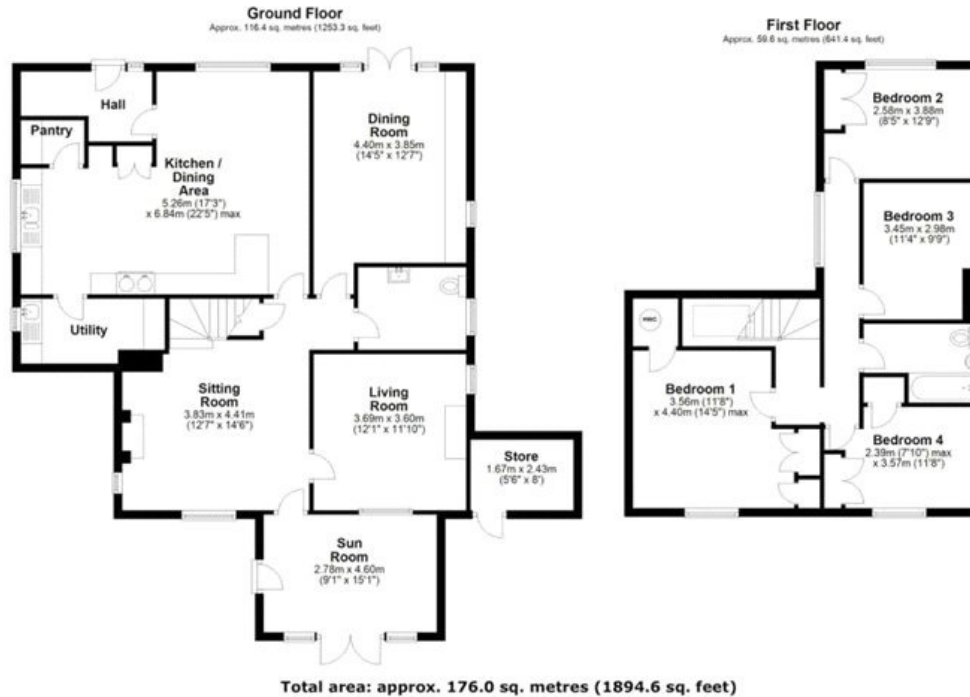
**EPC BAND** E



Classification L2 - Business Data



Classification L2 - Business Data



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92-100)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

York 01904 558200

york@carterjonas.co.uk  
82 Micklegate, York, YO1 6LF

carterjonas.co.uk  
Offices throughout the UK

Exclusive UK affiliate of

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

Classification L2 - Business Data

**IMPORTANT INFORMATION**

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.