



HIGH STREET, THORNTON LE CLAY
£450,000

Carter Jonas

HIGH STREET, THORNTON-LE-CLAY, YO60 7TE

Wold Cottage is a fabulous period home, occupying a delightful position within the highly regarded village of Thornton-le-Clay, surrounded by beautiful North Yorkshire countryside and enjoying far-reaching views across adjoining farmland. Offering over 1,500 sq. ft. of well-balanced accommodation, the property combines the charm and character expected of a cottage of this nature with practical family living spaces and a wonderful connection to its rural surroundings.

Internally, the accommodation is both versatile and well-proportioned. At the heart of the home sits a generous dining kitchen, creating an excellent central hub for everyday living and entertaining alike. There are two separate reception rooms, each enjoying attractive outlooks and an abundance of natural light, whilst a useful utility room is positioned just off the dining room alongside a ground-floor cloakroom/WC. The layout flows particularly well, offering a balance between open family living and more private, cosy reception spaces.

To the first floor are three excellent double bedrooms together with a dedicated office space, ideal for those working from home or requiring additional flexibility. The principal bedroom benefits from direct access to an adjoining shower room, positioned immediately alongside, whilst the remaining bedrooms are served by a well-appointed family bathroom. The overall feeling throughout is one of warmth, character and practicality, with the cottage offering considerably more space than first anticipated.

Externally, the property continues to impress. The gardens enjoy a lovely open aspect with uninterrupted views across neighbouring fields, creating a peaceful and highly attractive setting that changes beautifully with the seasons. A separate garage provides valuable storage and parking, whilst the wider village remains one of the area's hidden gems - a small, attractive rural village approximately eight miles north-east of York, surrounded by open countryside and ideally placed for access to Castle Howard, the Howardian Hills and the wider Ryedale landscape. Thornton-le-Clay is known for its peaceful setting, traditional village feel and superb access to some of North Yorkshire's most attractive walking and cycling countryside. (yorkshire.com)

TENURE Freehold

LOCAL AUTHORITY Ryedale

EPC BAND E

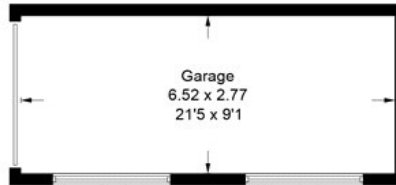
GENEROUS SEMI DETACHED COTTAGE, LOCATED IN A NON-ESTATE POSITION, IN THE HEART OF THE BEAUTIFUL VILLAGE OF THORNTON-LE-CLAY.



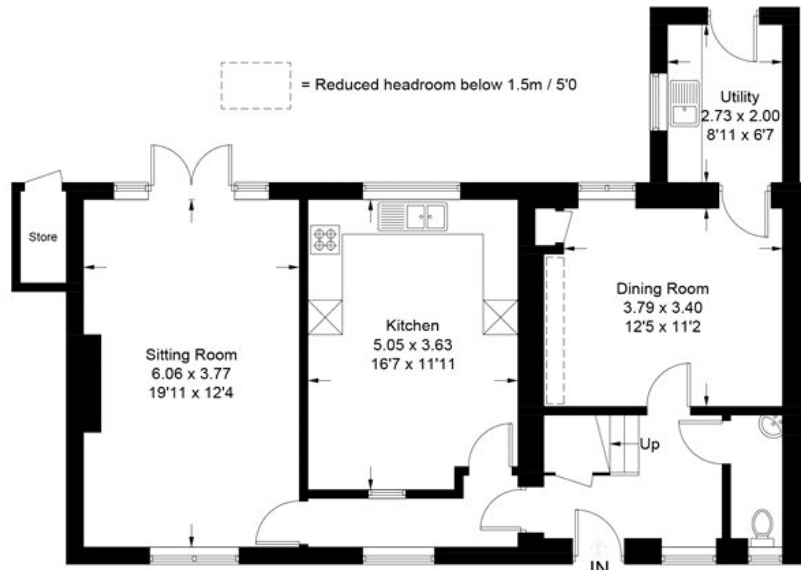




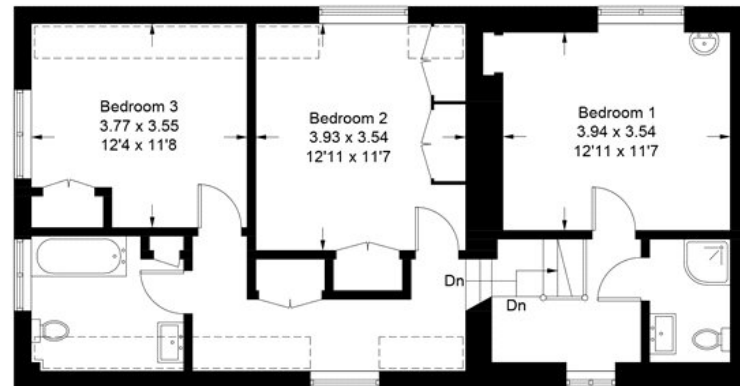
Wold Cottage, High Street, Thornton-le-Clay, YO60
 Approximate Gross Internal Area = 143.7 sq m / 1547 sq ft
 (Excluding Restricted Use Area / External Store)
 Restricted Use Area = 8.3 sq m / 89 sq ft
 Total = 152.0 sq m / 1546 sq ft (Including Restricted Use Area)
 Garage = 17.9 sq m / 193 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

illustration for identification purposes only. measurements are approximate, not to scale
 Pursuant to RICS Property Measurement 2nd Edition
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	40 E	
21-38	F		
1-20	G		

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