



**HIGH STREET, THORNTON LE CLAY, YO60**  
£315,000

**Carter Jonas**

# HIGH STREET, THORNTON LE CLAY, YO60 7TE

Fern Cottage represents a superb opportunity to acquire a charming period cottage in the heart of the highly regarded village of Thornton-le-Clay, offering buyers the chance to create a truly special home in a delightful rural setting. Extending to over 1,350 sq. ft. of accommodation, the property is now ready for a programme of updating and renovation, presenting enormous potential for a purchaser to modernise and personalise to their own taste and specification.

The accommodation is well-proportioned and offers an excellent foundation for improvement. To the ground floor is a generous sitting room enjoying attractive garden and countryside outlooks, together with a conveniently positioned cloakroom/WC. The dining room sits adjacent to the kitchen, creating the potential for a wonderful open-plan family space if desired, whilst a separate utility room provides practical everyday functionality and internal access through to the garage.

To the first floor are two excellent double bedrooms, both served by a spacious family bathroom. The overall layout is balanced and versatile, with the cottage retaining the warmth and character expected of a property of this age and style. Whilst the property would now benefit from a new kitchen, bathroom and full decorative refurbishment throughout, it offers buyers a rare opportunity to acquire a period home with genuine scope to add considerable value.

Externally, Fern Cottage enjoys a pleasant garden together with lovely open views across adjoining fields, creating a peaceful and highly attractive backdrop. Thornton-le-Clay itself remains one of North Yorkshire's hidden gems - a small and attractive village surrounded by beautiful countryside yet conveniently positioned for access to York, Castle Howard and the wider Howardian Hills landscape. The combination of character, potential and setting makes Fern Cottage an exciting proposition for buyers seeking a project in a particularly desirable village location.

**TENURE** Freehold

**LOCAL AUTHORITY** North Yorkshire CC

**EPC BAND** F

**A WELL-PROPORTIONED PERIOD COTTAGE IN THE HEART OF THORNTON-LE-CLAY, EXTENDING TO OVER 1,350 SQ FT AND OFFERING GENUINE SCOPE FOR FULL MODERNISATION AND IMPROVEMENT.**







**Fern Cottage, High Street, Thornton-le-Clay, YO60**

Approximate Gross Internal Area = 126.2 sq m / 1358 sq ft  
 (Excluding Restricted Use Area / Garage & Store)  
 Restricted Use Area = 7.2 sq m / 77 sq ft  
 Garage / Store = 18.4 sq m / 198 sq ft  
 Total = 151.8 sq m / 1633 sq ft (Including Garage & Store)



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		64 D
39-54	E		
21-38	F	37 F	
1-20	G		

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