



## Tholthorpe, York Guide Price £495,000

A beautifully presented cottage with extended ground floor living space overlooking a picturesque village green located just under 5 miles west of Easingwold and 11 miles north of York. Features include 2 formal reception rooms and a stunning dining kitchen, fabulous boot room, cloakroom/wc, 3 double bedrooms, 1 compact single 4th bedroom/study and a stylish period style bathroom, complemented by an enclosed rear garden and generous off road parking.

\*\*\* VILLAGE GREEN VIEWS \*\*\*

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## Inside

The extended ground floor living accommodation provides a 22'6" (6.86m) long living room with exposed beams, village green views and double doors opening out into the rear garden plus a charming snug with exposed beams and a period style open fireplace. The stunning 23'3" (7.08m) long L-shaped dining room features painted beams, expansive quartz worktops and a quartz topped dining bar, period style double sink unit, generous storage including an impressive larder cupboard, integrated dishwasher and freestanding appliance space. The ground floor also includes a fabulous boot room with rear garden access plus a spacious cloakroom/wc with further storage and a utility cupboard with space for both a washing machine and a tumble dryer.



The first floor landing leads off into a principal bedroom with an exposed beam, built-in storage and village green views, 2 further double bedrooms, 1 small single bedroom/study and a stylish bathroom with a bespoke vanity unit boasting 2 wash basins, heated towel rail, freestanding period style bath tub and a separate walk-in shower.



## Outside

A gravel driveway at the front of the property provides extensive off road parking and the enclosed rear garden, which enjoys a high degree of privacy, is mainly laid to lawn and features paved and decked seating areas.



## Tenure

Freehold

## Services/Utilities

Electricity, water and sewerage are understood to be connected.



## Broadband Coverage

Up to 76\* Mbps download speed

\*Download speeds vary by broadband providers so please check with them before purchasing.

## EPC Rating

E - 51

## Council Tax

E - North Yorkshire Council



## Current Planning Permissions

No current valid planning permissions

## Imagery Disclaimer

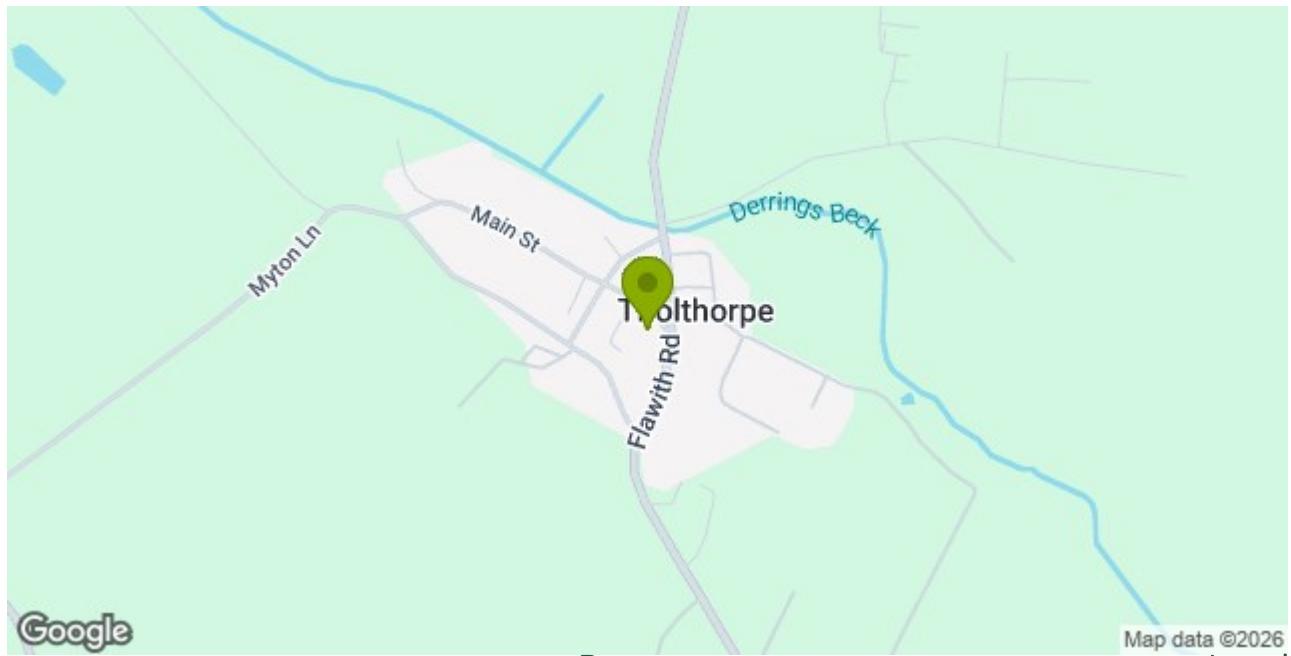
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## Viewings

Strictly via the selling agent - Stephensons Estate Agents, Easingwold



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1524 SQ FT / 141.58 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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