



## Mistal Cottage, Dam Lane, Thorpe Willoughby

Offers Over £235,000

- A Unique Mews Style Home
- Spacious Living Areas
- Allocated Parking
- Offering Flexible Single-Storey Living
- Family Bathroom & Separate WC
- Access to a Lovely Courtyard
- Two Good-Sized Bedrooms
- Great Transport Links to Selby & York
- Desirable Village Location

An individual barn conversion style home, offering versatile single-storey living in the lovely village of Thorpe Willoughby, just a short distance from Selby town centre. With excellent transport links to Selby, York and further, the property is ideal for downsizers, couples or small families.

## DESCRIPTION

With a thoughtful internal layout, generous room sizes, and the ease of ground floor living throughout, this home presents a fantastic opportunity in a popular village location.

The heart of the home is the impressive kitchen, providing a generous, sociable space with ample room for cooking and everyday family life. Comprising a range of fitted wall and base units, providing ample storage, the charming kitchen space also boasts exposed brick features.

A spacious, airy lounge presents a wonderful space for relaxing, with a gas fireplace and wooden beam, as well as patio doors out to a rear garden area. The property has two excellent double bedrooms, the principal bedroom leads into the house bathroom, with low panel bath, separate shower cubicle and pedestal hand wash basin.

A further room lends itself well to a home office/study and the home is completed with a cloakroom consisting of low flush WC and hand wash basin.

Externally, the property has access to a lovely courtyard area which is well kept and features an array of plants, shrubs and flower beds. Sitting within a private development with electric gated access, the property is in a secure location and has an allocated parking space. The property has a lovely rear aspect with views over neighbouring farmland.

Just west of Selby, the charming village of Thorpe Willoughby is within easy reach of York and wider commuter routes. It combines the charm of countryside living with everyday convenience, offering local amenities such as a village pub, shops, a primary school, green spaces and community facilities that contribute to a friendly, community-oriented atmosphere.

Tenure: Freehold

Services/Utilities: All mains services are understood to be connected. Septic tank shared between five properties. Electric is metered from the main supply within the development.

Broadband Coverage: Up to 1000 Mbps download speed\*

EPC Rating: TBC

Council Tax: D - Selby

Current Planning Permission: No current valid planning permissions

Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01757 706707

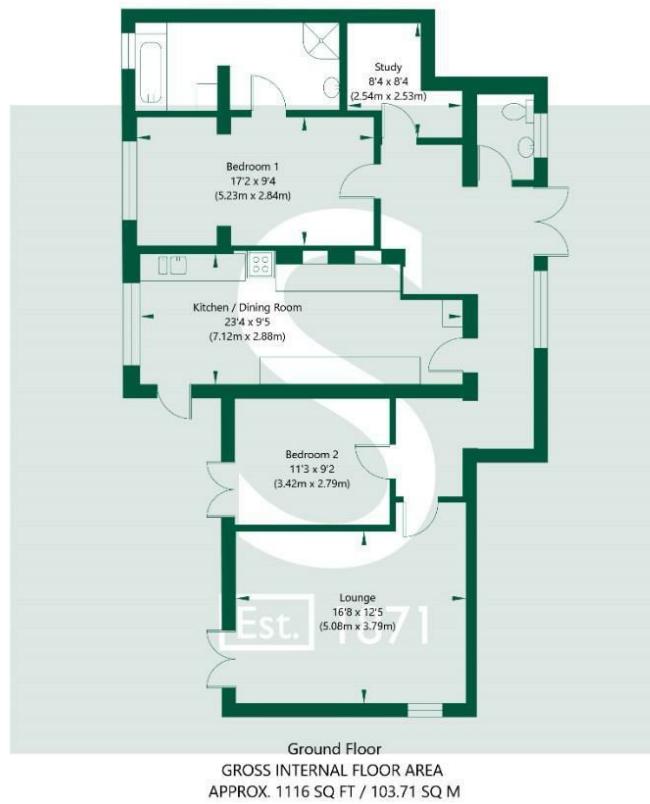
Note: Access to the parking is across another property with vehicular and pedestrian access for all of the residents. There is also pedestrian access under a tunnel and across the courtyard. Upkeep and maintenance is shared between the properties.

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

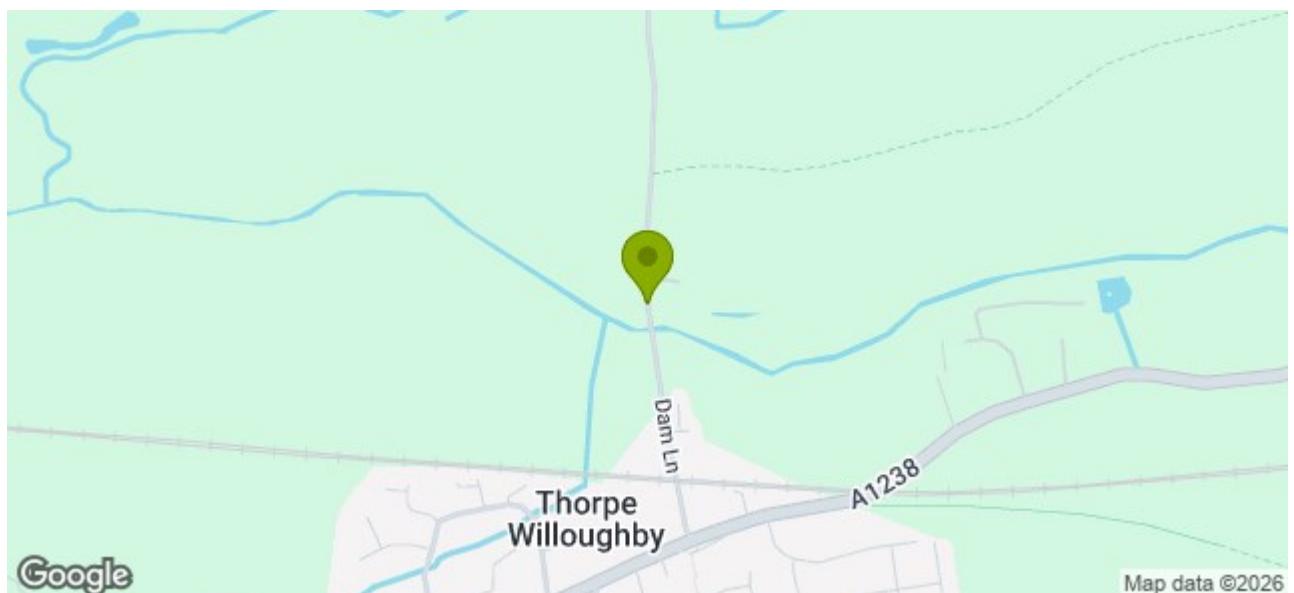
\*Download speeds vary by broadband providers so please check with them before purchasing.







NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1116 SQ FT / 103.71 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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