

Stone Cottage, Westgate | Thornton le Dale, YO18 7SG

A pretty Grade II listed traditional cottage attractively positioned on Westgate with suprisingly large and attractively laid out rear garden. The cottage has a characterful and generously sized sittingroom with open joist ceiling and fireplace and breakfast kitchen on the ground floor plus two adequate double bedrooms and bathroom on the first floor. The cottage has recently been updated and has the benefit of gas fired central heating.

Westgate is a quiet country lane leading out of the village on its southern perimeter. It quickly leads out into open countryside with a network of footpaths and bridleways.
Thornton Dale is a well known picturesque village situated within the southern boundary of the North York Moors National Park. It has a good choice of local shops and an excellent range of facilities and amenities.





Guide Price £250,000

BoultonCooper

BC Est.1801

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SITTING ROOM

14'11" x 13'5" (4.55 x 4.09)

A spacious and attractive room with features including open fireplace in brick and carved wood surround, shelved side cupboard, Yorkshire Sliding Sash window, open joist ceiling, cottage style front door. Two radiators and staircase to first floor with understairs store.

BREAKFAST KITCHEN

13'4" x 8'3" (4.06 x 2.51)

Good sized kitchen with rear facing small pane window and french door, open joist ceiling, stainless steel sink unit and range of base units with work surface over and matching wall mounted cabinet. Radiator. Ideal gas fired boiler and thermostat. Extractor, plumbing for automatic washing machine and dishwasher.

FIRST FLOOR

Turned staircase to landing.

BEDROOM ONE

13'9" x 8'6" (4.19 x 2.59)

Front facing sliding sash window and further side facing window, radiator.

BEDROOM TWO

13'10" x 8'3" (4.22 x 2.51)

Rear and side facing windows, radiator.

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BATHROOM
Matching suite with bath, wash basin, w.c., tiled walls, electric shower unit over bath, radiator, extractor and light/shaver socket.

EXTERIOR
The cottage is located along Westgate with small raised front garden, stone boundary wall, lawn and shrub borders. Immediate to the cottage at the rear is a private enclosed yard and steps leading up to pathway extending through to a good sized rear garden. This stretches out for some distance and includes a lawn with colourful beds and borders containing a variety of flowering plants and shrubs.
Towards the far end is a flagged patio with additional garden area beyond with garden shed. This latter area would make a useful vegetable garden.

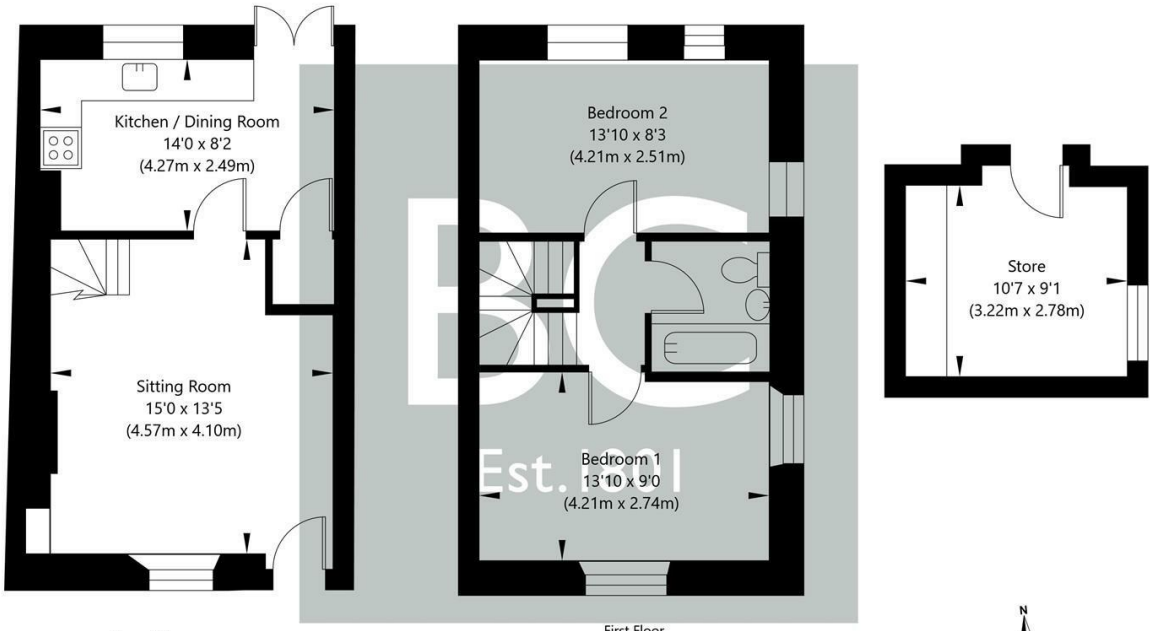
OUTBUILDING
11'3" x 9'9" (3.43 x 2.97)
Housing range of base units, work surfaces, useful storage area, double glazed door, light and power.

SERVICES
Mains electricity, water and drainage, gas central heating.





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Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 329 SQ FT / 30.57 SQ M

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 335 SQ FT / 31.11 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 664 SQ FT / 61.68 SQ M - (Excluding Store)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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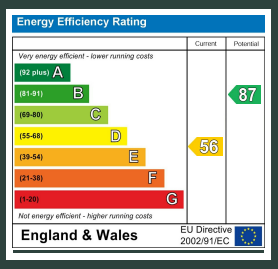
VIEWING

Strictly By Appointment with the agents 01751 472724

COUNCIL TAX BAND

ENERGY PERFORMANCE RATING

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