



The Knoll Daleside Road | Thorgill YO18 8SE

THE KNOLL comprises a one bedroom detached bungalow with gardens to the front and rear and a driveway to the side leading to a detached garage. The grounds extend to 0.39 acres (0.16 hectares) approximately.

The property is of timber frame construction, on a stone lower base which has been clad with cedar wood panels under a slate roof.

The Knoll enjoys a delightful position enjoying far reaching uninterrupted views to the North across Rosedale and open moorland beyond.

Thorgill is set within the heart of the North York Moors National Park and lies just a short distance from the village of Rosedale Abbey where local amenities include village store and tearooms, village school, church, Inn and restaurant and further tearoom.



Guide Price £350,000

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KITCHEN

19'1" x 8'3" (5.82m x 2.51m)

With range of fitted base and wall units with solid work surfaces over, inset 1.5 bowl stainless steel sink and drainer with chrome mixer taps over, tiled splash-backs, four ring electric oven and grill, integral fridge, dishwasher and plumbing for washing machine; electric radiator.



INNER HALL

12'11" x 3'2" (3.94m x 0.97m)

With loft hatch.

LIVING ROOM

20'7" x 14'8" (6.27m x 4.47m)

Exposed timber beams, cast iron multi-fuel stove with exposed flue set on stone hearth and surround. Two electric radiators, recessed area measuring 5'9" x 2'10" with built in desk.

REAR LOBBY

7'11" x 5'1" (2.41m x 1.55m)

Built in cupboards and door to outside.

BEDROOM ONE

13'4" x 11'4" (4.06m x 3.45m)

Electric radiator.

DRESSING ROOM

6'1" x 4'6" (1.85m x 1.37m)

Fitted wardrobe and cupboards.

BATHROOM

9'11" x 6'1" (3.02m x 1.85m)

Opaque window to side, suite comprising panelled bath with chrome mixer taps over, corner shower cubicle with chrome fittings, low flush w.c., pedestal wash hand basin; electric towel rail, Duplex wall mounted heater.

OUTSIDE

The property is approached along a gravelled driveway with patio to the front and side elevation. To the rear



steps lead to a timber decking area, greenhouse and gardens beyond with a variety of deciduous and evergreen trees.

Two garden sheds and old caravan to the top of the garden.

DETACHED GARAGE

20'10" x 11'8" (6.35m x 3.56m)

Of timber construction under a slate roof, double doors to the front and personnel door to the side. Belfast sink, power and light.

SERVICES

Mains electric and water.
Septic tank drainage.

DIRECTIONS

From our Pickering head west along the A170, proceed through Middleton and Aislaby. Turn right at Wrelton bypass signposted to Cropton following the road going through Wrelton. Once at Cropton drop down Cropton Bank to Rosedale and continue straight along this road until

you arrive at Rosedale Abbey. Take your first left turn heading up Chimney bank, take the first turn on your right heading to Thorgill.

The Knoll is situated on the left hand side almost opposite Sevenford House.

LOCAL AUTHORITY

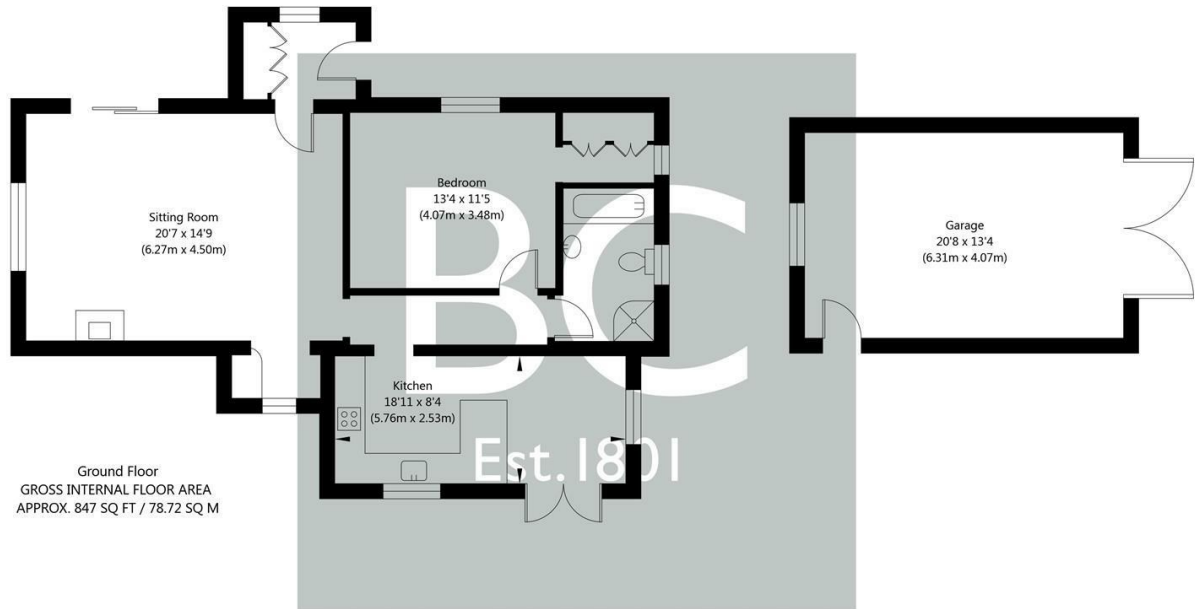
Ryedale District Council, Ryedale House, Malton. YO17 7HH. Tel: 01653 600666.

PLANNING AUTHORITY

North York Moors National Park, The Old Vicarage, Bondgate, Helmsley. YO62 5BP. Tel: 01439 772700.



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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 847 SQ FT / 78.72 SQ M - (Excluding Garage)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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VIEWING

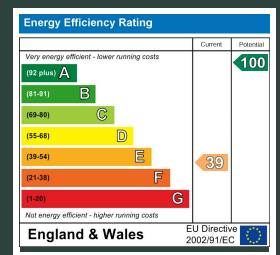
By appointment with the Agents Pickering Office. Tel: 01751 472724.

COUNCIL TAX BAND

Band A

ENERGY PERFORMANCE RATING

E



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