



Wellgarth, High Street | Thornton le Dale. YO18 7QW

BoultonCooper

BC
Est. 1801



Wellgarth, High Street, Thornton le Dale.

A traditional Grade II stone built farmhouse style property situated within the picturesque village of Thornton le Dale sitting in the delightful North York Moors National Park.

Wellgarth offers spacious accommodation on two floors (plus two good sized attic rooms) with many internal features including beams to ceiling, board and latch doors, window seats and feature fireplaces all of which enjoys gas fired central heating. Externally there is an attractive south facing garden with stone built outbuildings and driveway leading to South Lane providing parking for several vehicles. Thornton le Dale is an attractive village offering a good range of local amenities and recreational facilities.

Guide Price £475,000

Accommodation Comprises

Entrance door

Leads to reception hallway

Reception Hallway

Quarry tiled flooring, central heating radiator, door to:

Rear Porch/Sunroom

2.01m x 2.41m (6'7" x 7'11")

With windows, tiled flooring and door to outside.

Cloakroom

Low flush w.c., wash hand basin, part wood panelling to walls, tiled flooring and window.

Dining Room

3.68m x 4.17m (12'1" x 13'8")

With wood flooring, exposed timbers, brick fireplace with tiled hearth and wooden mantle, open dog grate, central heating radiator, understairs storage cupboard, window with secondary glazing to the front elevation with window seat.

Sitting Room

4.75m x 3.48m (15'7" x 11'5")

With wooden flooring, double doors to outside, stone fireplace with tiled hearth and multi burning stove, window with secondary glazing to the front elevation with window seat and exposed timbers.

Dining Kitchen

4.52m max x 4.47m (14'10" max x 14'8")

Housing a range of units comprising 1 1/2 bowl sink unit set within rolled edge work surfaces, numerous wall and base units incorporating drawer compartments and display cabinets. Chimney breast with tiled splash back, exposed timbers, central heating radiator, window to the front elevation and double glazed window to the rear elevation.

First Floor

Galleried Landing

With windows to the rear, built in cupboard housing boiler.

Bedroom One

4.88m x 3.71m (16' x 12'2")

With exposed timbers, central heating radiator and



window to the rear overlooking the beautiful garden.

Bedroom Two

3.10m x 4.17m (10'2" x 13'8")

With secondary double glazed window to the front, cast iron fireplace, central heating radiator and exposed timbers.

Bedroom Three

3.68m x 3.43m (12'1" x 11'3")

Two windows to the front elevation being secondary double glazed, central heating radiator, wash hand basin with cupboard below.

Bathroom

Comprising panelled bath with shower attachment, shower cubicle with shower unit being tiled, pedestal wash hand basin, low flush w.c. airing cupboard housing hot water cylinder, partial wall tiling, heated towel rail and window.

Stairs from landing lead to:

Second floor landing with two attic rooms.

Attic Rooms

Two rooms, one having under eaves storage, skylight, part with restricted headroom 10'11" x 12'2"
The other attic room is with part restricted headroom, skylight and exposed timbers, 16'2" x 13'7"

Outside

There are beautiful gardens, large laid lawn, paved patio area, attractive and established flower/shrubbery borders with various other trees and shrubs.

There is a central pathway, additional raised beds together with STONE BUILT BARN 20'5" x 8'2" and SHED 6'7" x 9'2" with timber fronts. Long and good sized block paved driveway off South Lane capable of parking several cars.

Services

Mains, electricity, water, drainage and mains gas.





VIEWING


Strictly by appointment with the agents

COUNCIL TAX BAND

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ENERGY PERFORMANCE RATING

E

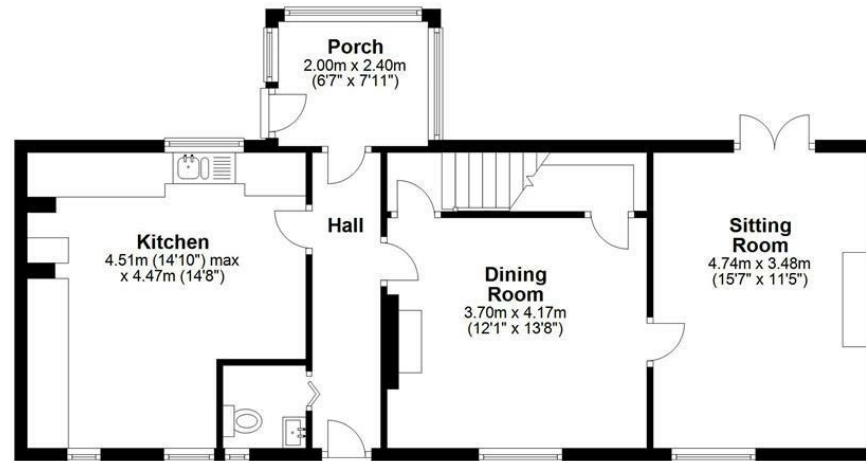
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D			
(39-54) E	48		
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	



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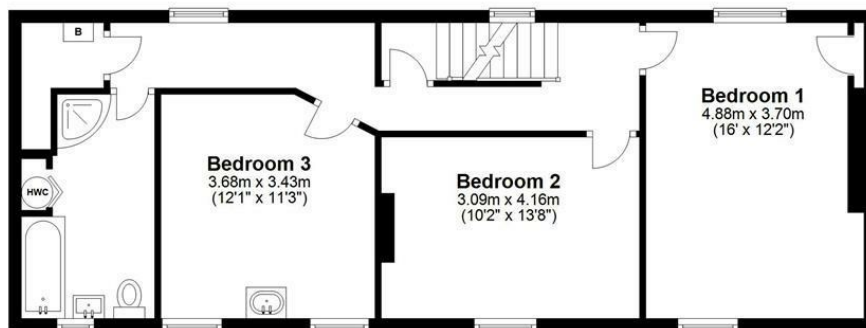
Ground Floor

Approx. 68.8 sq. metres (740.1 sq. feet)



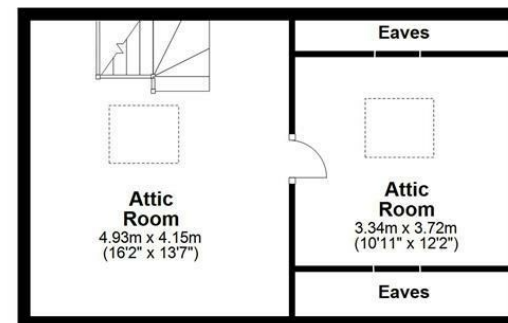
First Floor

Approx. 66.3 sq. metres (714.0 sq. feet)



Second Floor

Approx. 38.3 sq. metres (411.9 sq. feet)



Total area: approx. 173.4 sq. metres (1866.0 sq. feet)

Wellgarth, Thornton Le Dale

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries.

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