



Roxby House Maltongate | Thornton le Dale YO18 7SA

Roxby House presents a rare opportunity to acquire a substantial Grade II listed property with land and buildings situated within the highly regarded village of Thornton le Dale. The site extends to approximately 0.54 acres.

The property which dates back to the early 19th Century retains many original features including a former well believed to have been used by the former Roxby Castle. Roxby House enjoys a pleasant central location overlooking the beck in the picturesque village of Thornton le Dale.

This unique and substantial property offers several options to prospective purchasers, could be attractive to those seeking an annex for additional family members (subject to necessary planning).

The village offers a good range of local amenities including school, post office, local Nisa store, playground with skateboard park, cricket ground, bistro, restaurant, two pubs, bookshop, etc.



Guide Price £595,000

BoultonCooper

BC
Est. 1804

Roxby House Maltongate | Thornton le Dale



ACCOMMODATION

LIVING ROOM

19'10" x 18'3" (6.05m x 5.56m)

Solid fuel cast iron stove, beam ceiling, stairs to first floor.

DINING ROOM

17'4" x 13'0" (5.28m x 3.96m)

Open fire, feature alcove.

KITCHEN

17'10" x 6'7" (5.44m x 2.01m)

Range of base and wall mounted units, gas fired Aga, single drainer sink unit, plumbing for dish washer and washing machine.

FIRST FLOOR LANDING

Stairs to attic area.

FAMILY BATHROOM

Three piece suite comprising panelled bath with shower over, pedestal wash hand basin, low flush wc.

BEDROOM 1

13'3" x 9'9" (4.04m x 2.97m)

BEDROOM 2

12'0" x 10'0" (3.66m x 3.05m)

Beam ceiling

BEDROOM 3

10'6" x 10'1" (3.20m x 3.07m)

Beam ceiling, feature cast iron fireplace, built in cupboard.

BEDROOM 4

12'10" x 10'10" (3.91m x 3.30m)

SECOND FLOOR

SITTING ROOM / STUDIO / BEDROOM

36'1" x 13'9" (11.00m x 4.19m)

Beamed ceiling, currently used as a study. En Suite Shower Room.

OUTSIDE

The mature well stocked garden extends from the rear to Roxby Road from where vehicular access is gained over a hardcore drive.

Note: Vehicular access to Roxby Road is gained via a right of way over the land shaded blue on the plan.



OUTBUILDINGS

STONE BARN: 50'0" x 19'3" with three loose boxes, large store area, electric light and power.

STORE: 18'6" x 16'0" Electric light and power. Outside tap.

TWO LOOSE BOXES, TACK ROOM, LOG STORE AND GARAGE.

SERVICES

Mains electricity, gas, water and drainage.

TENURE

We understand to be freehold with vacant possession upon completion.



Roxby House Maltongate | Thornton le Dale



Total area: approx. 181.4 sq. metres (1952.0 sq. feet)
Roxby House, Thornton le Dale

VIEWING

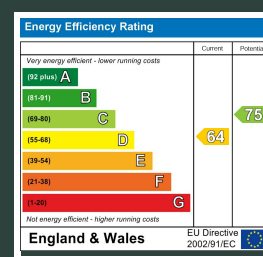
By telephone appointment with the Agents, Pickering Office. Tel: 01751 472724.

COUNCIL TAX BAND

E

ENERGY PERFORMANCE RATING

D



St Georges House 39 Market Place, Pickering, YO18 7AE

t: 01751 472724

e: pickering@boultoncooper.co.uk

boultoncooper.co.uk



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.

BoultonCooper for themselves and for the vendors or lessors of the property/properties, whose agents they are, give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract; (ii) no person in the employment of BoultonCooper has any authority to make or give representation or warranty whatever in relation to this/these property/properties.

BC
Est. 1801