



**White Horse Cottage Topcliffe Road
Dishforth, Thirsk, YO7 3JT**

Guide price £330,000



SITUATED IN THE VILLAGE OF DISHORTH SITTING ALONG THE A19 CORRIDOR
THREE BEDROOMED COTTAGE WITH OUTBUILDINGS AND PARKING
POTENTIAL TO PURCHASE ADJOINING TWO BEDROOM COTTAGE UNDER SEPARATE NEGOTIATION
SITTING ROOM, DINING KITCHEN, AND WRAP ROUND CONSERVATORY
WALLED GARDEN AND PATIO
LOVELY VILLAGE LOCATION
A19 AND A1 M NORTH WITHIN ONE MILE
CHAIN FREE EPC C



Description

This three-bedroom end-terraced property, originally built in 1760, offers a charming and spacious living environment. Key features include a generous lounge, a ground-floor shower room, a dining kitchen, and a wrap-around conservatory. The exterior boasts a walled garden, a stone-built carport with attached storage, and a block-paved driveway with gated access, all situated in a picturesque village setting.

The layout begins with an entrance into the wrap-around conservatory, which leads to an inner hallway that provides access to the stairs leading to the first floor. The ground floor includes a shower room equipped with a WC and hand wash basin. The lounge benefits from dual-aspect windows, an electric log burner, and oak flooring, creating a warm and inviting atmosphere. The dining kitchen is well-appointed with an array of wall and base units, ample countertop space, an inset sink unit, an electric oven, and additional space for appliances.

On the first floor, there are three bedrooms. The master bedroom features dual-aspect windows, offering views of the surrounding countryside and the iconic White Horse. The bathroom on this level includes a panelled bath with a shower overhead, a bidet, a WC, and a wash hand basin. Bedroom three provides access to a loft area through a pull-down ladder, making it ideal for additional storage.

Outside, the property features a sizable walled garden area with lawn, patio space, established borders, and small trees. The block-paved parking area is extensive and includes gated access, a double carport, and an attached storage shed. It's important to note that neighbours have a right of access over part of the block-paved area for vehicle access, which is currently open to the rear.

The property is conveniently located on the edge of a lovely village that offers amenities such as two popular public houses, a primary school, a children's play area, a village hall, and sports fields. Additionally, it provides easy access to the A1, making it an excellent choice for those commuting further afield.

Location

Dishforth is a charming and picturesque village nestled between the bustling market towns of Boroughbridge and Thirsk, with the historic city of Ripon just a short drive away. Conveniently situated on the outskirts of the A19 and A1M North, this village offers easy access to major transportation routes, ensuring that residents can enjoy both the tranquillity of village life and the conveniences of urban living.

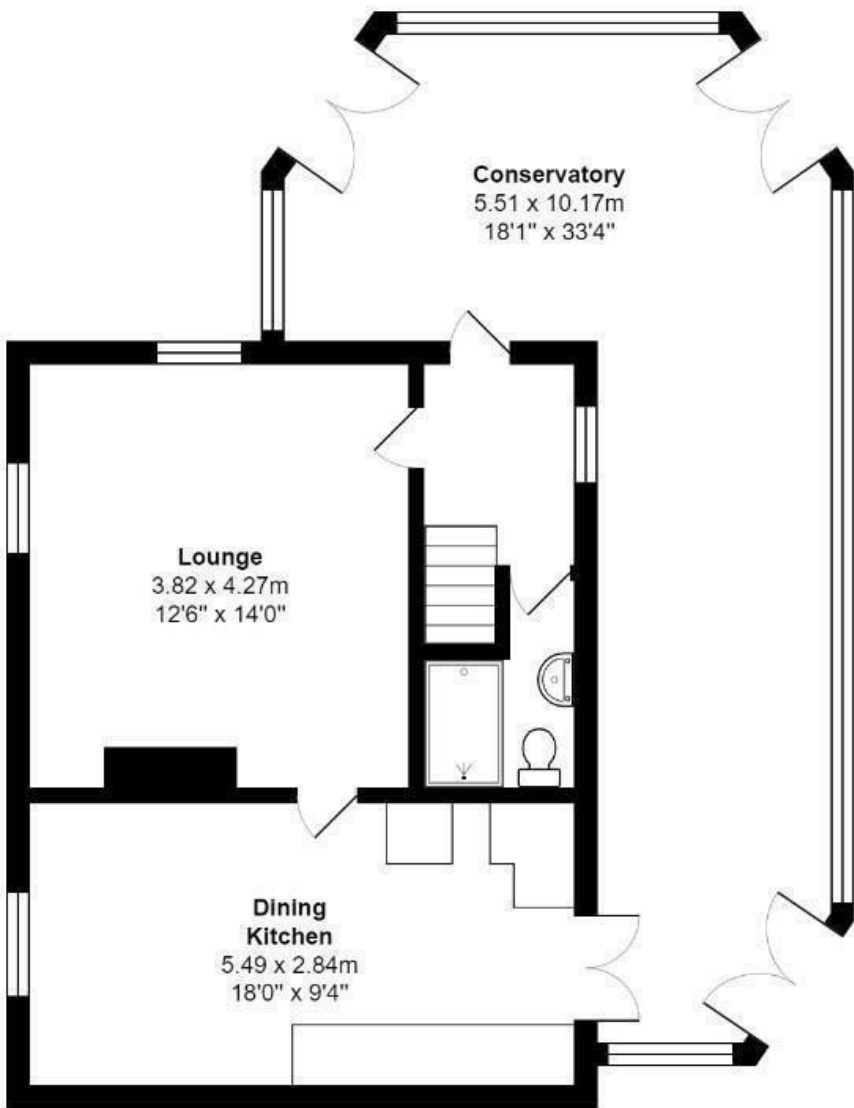
The community in Dishforth is vibrant and welcoming, characterised by a strong sense of camaraderie among its residents. This tight-knit atmosphere fosters a feeling of belonging, making it an ideal place for families, individuals, and retirees alike to establish their homes.

In terms of amenities, the surrounding areas of Ripon, Thirsk and Boroughbridge boasts a delightful array of local shops that cater to daily needs, as well as schools that provide quality education for children of all ages. For those who enjoy outdoor activities, the village is surrounded by beautiful countryside, offering numerous recreational facilities and parks where residents can engage in various sports and leisure activities.

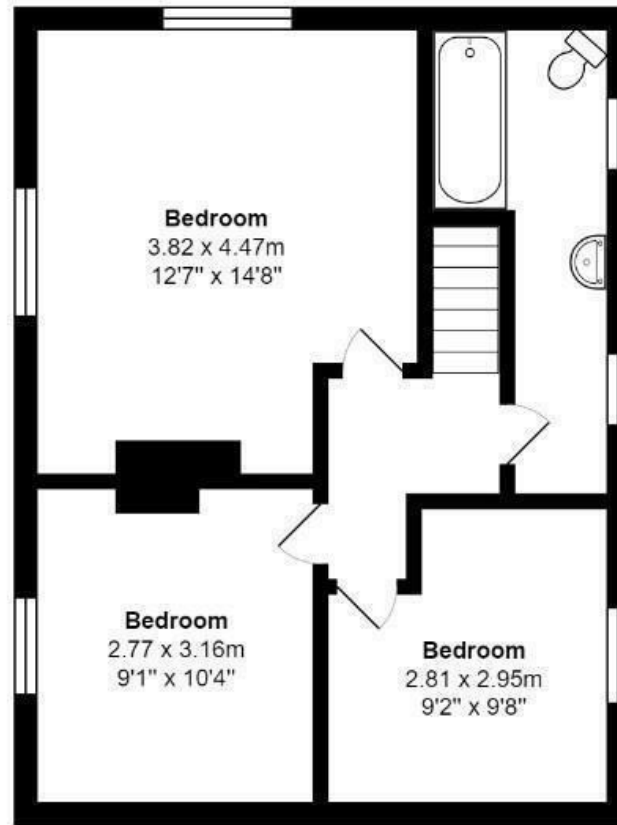
With its combination of picturesque scenery, community spirit, and convenient access to nearby towns and amenities, Dishforth stands out as an excellent choice for anyone looking to find a perfect balance between rural charm and modern conveniences.







Ground Floor



First Floor

Total Area: 118.6 m² ... 1277 ft²

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		71	85
		FUI Directive	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		FUI Directive	

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