

ROUNTHWAITE & WOODHEAD

53 MARKET PLACE, MALTON, NORTH YORKSHIRE, YO17 7LX Tel: (01653) 600747 Fax: 08718 130592



CHURCH COTTAGE, CARLTON HUSTHWAITE, THIRSK, YO7 2BW

A pretty Cottage substantially extended with lovely private garden

Entrance Hall

Cloakroom

Breakfast Kitchen

Pantry

Sitting Room

Living Room

Conservatory

3 Double Bedrooms

Study/Bedroom 4

House Bathroom

En-Suite Shower Room

Attached Garage

Oil Fired Heating

Ample Parking and Turning

Garden

PRICE GUIDE £620,000

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & Market Place, Pickering, Tel: (01751) 472800
Email@rounthwaite-woodhead.co.uk

www.rounthwaite-woodhead.co.uk

Description

Church Cottage is situated in a quiet setting beyond the Grade II listed village Church which dates to the late 17th Century. Access is from a private road to the side of the Green. Church Cottage has been substantially extended and provides interesting accommodation with a spacious entrance hall, kitchen/diner and snug to the front, living room to the rear with a conservatory beyond opening to the attractive garden. At first floor level there are 3 generous double bedrooms and a study/ nursery bedroom together with a house bathroom and en-suite shower room to the main bedroom. There is ample parking and turning to the front and the garage has access to the entrance hall. The garden to the rear is enclosed within fenced boundaries it is primarily laid to lawn but with a variety of flowering herbaceous border.

The village of Carlton Husthwaite lies off the main A19 York - Thirsk trunk road almost midway between Thirsk and Easingwold (about 6 miles) with Helmsley close by (11 miles). These market towns offer excellent local amenities and facilities with more to offer in the City of York some 20 miles away. There are main line railway stations at York and Thirsk with regular connections to London which can be reached in under 2 hours from York. Although very accessible Carlton Husthwaite is within easy driving distance of the North York Moors to the north and the Dales to the west and close to Sutton Bank and the White Horse.

General Information

Services: Mains water and electricity. Connection to mains drainage. Oil fired central heating .

Tenure: We are informed the property is freehold and that vacant possession will be given on completion.

Viewing: Strictly by appointment with the Agents:

Messrs Rounthwaite & Woodhead. 53 Market Place, Malton YO17 7LX. Tel: 01653 600747

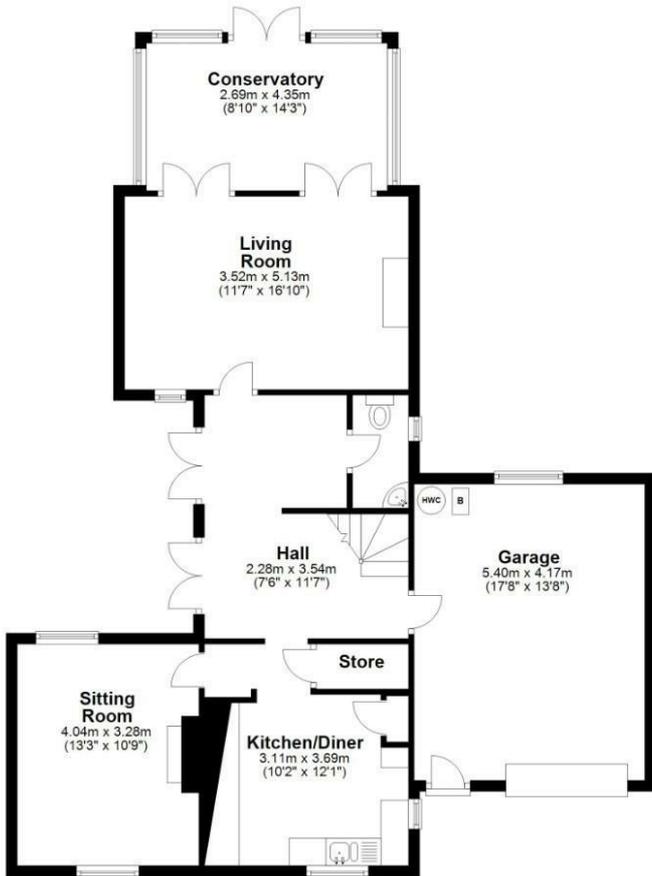
Council Tax: We are informed that the property lies in Band E.



Accommodation

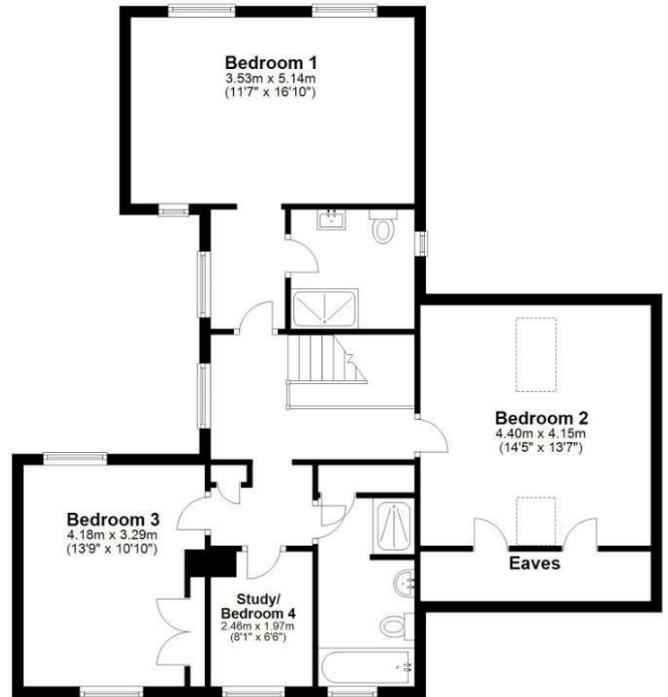
Ground Floor

Approx. 98.5 sq. metres (1060.8 sq. feet)



First Floor

Approx. 88.0 sq. metres (947.6 sq. feet)



Total area: approx. 186.6 sq. metres (2008.4 sq. feet)

Church Cottage, Carlton Husthwaite

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		
England & Wales	EU Directive 2002/91/EC	

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		
England & Wales	EU Directive 2002/91/EC	



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
www.rounthwaitewoodhead.co.uk

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