

# Rounthwaite **R&W** Woodhead

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

**THE FORGE HIGH STREET, THORNTON LE CLAY, YORK, YO60 7TE**  
**The Forge stands on the corner of Low Street and High Street in the small, popular village of Thornton-le-Clay.**



- Substantial detached, village home
- Wonderfully flexible reception space
- Beautifully styled and presented
- Five bedrooms plus study
- Stunning Hovingham Interiors kitchen
- Landscaped gardens, garage and driveway parking

**GUIDE PRICE £875,000**

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & Market Place, Pickering Tel: (01751) 472800

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## Description

This former forge, constructed of brick and local stone under pantile served as a Blacksmith's workshop into the mid 20th century. Thoughtfully and tastefully improved in recent years with beamed ceilings, Yorkshire sliding sash windows and stone flag floors, the finish will appeal to the most discerning of buyers.

The accommodation totals more than 2600 sq ft and as such offers ideal space for a range of potential purchasers including a growing family, with space that would make an ideal guest / teenage or master suite.

There are four spacious reception rooms to the ground floor in addition to the study and cloakroom. The Hovingham Interiors kitchen at the heart of the property, truly does need to be seen to be appreciated: with integrated appliances, Aga and Rangemaster oven.

To the first floor are four bedrooms, an en suite shower room and house bathroom with a further bedroom and bathroom accessed via a separate staircase.

Beautifully landscaped gardens surround the property which can be accessed from many areas of the home and as such offer a real sense of the option to make the very most of the outside space. Mature and well stocked with the principal garden facing South, there are pretty garden views from most rooms.

The benefits also include a garage and driveway parking with an additional parterre kitchen garden to the side boasting vegetable beds and fruit trees which is rented from the Parish Council.

Thornton-le-Clay lies on the Southern edge of The Howardian Hills, a National Landscape, close to Castle Howard. The village is set in open countryside yet is very well connected, approximately two miles from the A64, almost midway between York and Malton. It has a primary school and offers good access to the east coast, as well as York and Leeds with York Railway Station only 12 miles away and from where London can be reached in under two hours.

## General Information

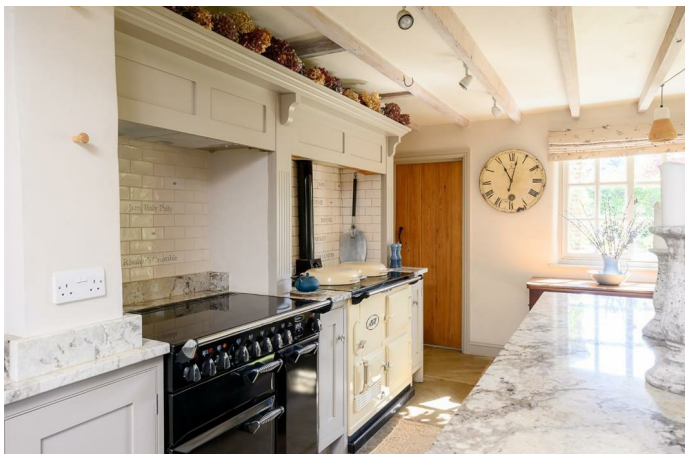
Services:

Mains water and electricity. Oil fired central heating and Aga.

Connection to mains drainage

Superfast Broadband

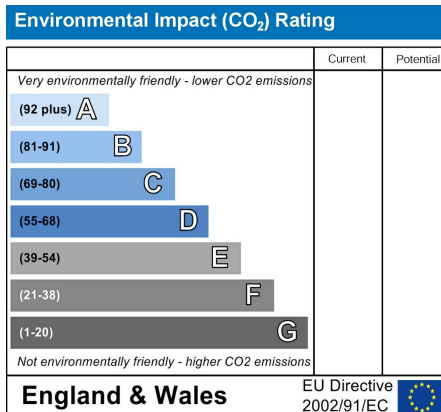
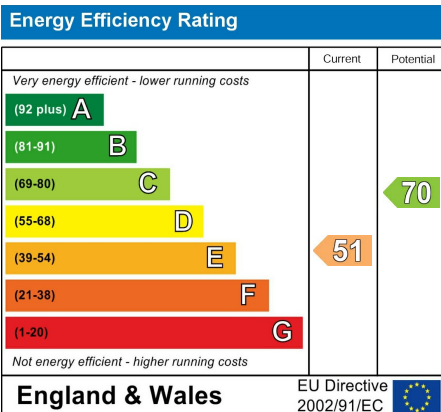
Tenure: We are informed the property is freehold and that vacant possession will be given on completion.



# Accommodation



Total area: approx. 244.1 sq. metres (2627.3 sq. feet)  
**The Forge, Thornton Le Clay**





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