



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		

Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents
01653 916600 | Website: www.willowgreenestateagents.co.uk

Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

Company Registration Number: 6364398
England and Wales VAT Reg. No 934616515



01653 916 600 | enquiries@willowgreenestateagents.co.uk
6-8 Market St, Malton, North Yorkshire YO17 7LY
Registered Office: 6-8 Market St, Malton, North Yorkshire YO17 7LY | Reg No. 06364398

WILLOWGREEN

ESTATE AGENTS



Rose Cottage, Rose Cottage, Church Lane, Thornton-Le-Dale, Pickering, North Yorkshire, YO18 7QL

Offers in excess of £375,000

360 VIRTUAL TOUR AVAILABLE

Rose Cottage is a detached charming home located on Church Lane just, behind the Main Street in the sought after village location of Thornton Le Dale. With a detached garage, driveway parking and South facing rear garden, this home is extremely characterful and within walking distance to the village.

In brief, this quaint property comprises, entrance hallway, living room, sitting room, study, dining room, kitchen and sun room. To the first floor there is two double bedrooms and modern house bathroom. Outside, the property has a South facing rear garden with summer house and access to gate at bottom of garden at the High Street. There is also a large sized garage with power and light.

Thornton le Dale is located in North Yorkshire, about 12 miles from Scarborough, with a postcard thatched cottage, idyllic gardens and a stream that runs alongside the street. This picturesque village offers easy access to the local market towns of Pickering and Malton and to the coast. Close to Dalby Forest National Park and the North Yorkshire Moors the village has a lot to offer with many local shops and amenities all on hand.

EPC Rating TBC



ENTRANCE

SITTING ROOM

8'9" x 15'4" (2.69m x 4.69m)

LIVING ROOM

10'1" x 12'2" (3.09m x 3.73m)

DINING ROOM

10'11" x 8'3" (3.34m x 2.54m)

STUDY

4'3" x 6'8" (1.30m x 2.05m)

KITCHEN

11'6" x 10'4" (3.53m x 3.15m)

SUN ROOM

5'8" x 9'4" (1.73m x 2.87m)

FIRST FLOOR LANDING

BEDROOM ONE

8'8" x 15'8" (2.65m x 4.79m)

BEDROOM TWO

10'6" x 9'7" (3.21m x 2.93)

HOUSE BATHROOM

11'10" x 8'11" (3.61m x 2.73m)

EXTERIOR

GARAGE

Detached garage with power & lighting.

GARDEN

Outside, the property has a South facing rear garden with summer house and access to gate at bottom of garden at the High Street.

PARKING

Off-street parking for multiple vehicle's (at least 3) .

TENURE

Freehold.

SERVICES

Mains gas central heating and mains drainage.

