

Energy Efficiency Rating	
Current	Potential
71	82

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

### Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents  
01653 916600 | Website: [www.willowgreenestateagents.co.uk](http://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

## , Swan Cottage, Thixendale, North Yorkshire, YO17 9TG Guide price £475,000

Charming 4-bedroom home with countryside views.

Nestled in a picturesque rural setting, this delightful four-bedroom home combines character and modern comfort, offering an idyllic retreat for families and nature lovers alike.

Upon entering, you are greeted by a welcoming hallway with elegant wooden flooring. Stairs lead to 1st floor accommodation, housing the generous kitchen/diner and living room. The beautifully appointed cottage-style kitchen is the heart of the home, featuring a range cooker with electric oven and LPG hob, timber beams, and French doors that open onto the rear garden, allowing natural light to flood the space.

The spacious living room boasts full-height windows and exposed timber beams, enhancing its charm and warmth. A log burner provides a cosy focal point, perfect for relaxing evenings. Upstairs, are 2 of the four well-proportioned bedrooms, each thoughtfully designed to provide comfort and tranquility. Bedroom 1 has the added luxury of an en-suite shower room. The 2 further bedrooms are situated on the ground floor, ideal for accessibility. The stylish family bathroom features a separate shower enclosure.

Outside, the south facing landscaped garden offers breathtaking views over open countryside, creating a peaceful sanctuary for outdoor entertaining. A gravel driveway leads to a detached garage with a 7KW electric vehicle charger, providing ample parking and storage.

This charming home effortlessly blends character features with modern living, making it a perfect choice for those seeking a beautiful countryside retreat.



01653 916 600 | [enquiries@willowgreenestateagents.co.uk](mailto:enquiries@willowgreenestateagents.co.uk)

6-8 Market St, Malton, North Yorkshire YO17 7LY

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**DINING ROOM**  
12'5" x 15'5" (3.81 x 4.72)

**BEDROOM 2**  
15'0" x 8'59" (4.58 x 2.62)

**HALLWAY**  
6'5" x 15'6" (1.98 x 4.73)

**LAUNDRY ROOM**  
11'6" x 5'1" (3.52 x 1.56)

**BEDROOM 3**  
10'3" x 9'0" (3.14 x 2.76)

**OFFICE**  
8'3" x 7'8" (2.53 x 2.36)

**BATHROOM**  
15'3" x 7'8" (4.66 x 2.36)

**LIVING ROOM**  
11'10" x 16'6" (3.63 x 5.04)

**KITCHEN**  
20'6" x 8'4" (6.254 x 2.55)

**BEDROOM 1**  
11'6" x 12'3" (3.53 x 3.74)

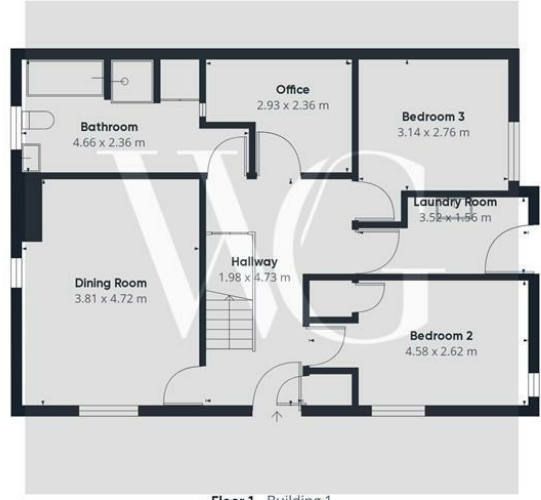
**EN-SUITE**  
2'9" x 9'5" (0.86 x 2.89)

**LANDING**  
6'6" x 15'2" (1.99 x 4.64)

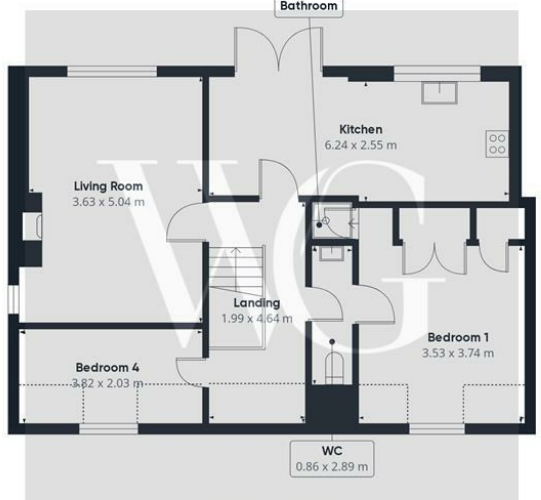
**COUNCIL TAX BAND E**

**LOCATION**

Thixendale is a charming, picturesque village nestled in the heart of the Yorkshire Wolds. Surrounded by rolling hills and breathtaking countryside, it offers a peaceful and idyllic setting, perfect for those seeking a rural retreat. The village boasts a strong sense of community, with a traditional village hall, a popular local pub, and scenic walking trails right on the doorstep. Despite its tranquil location, Thixendale remains well-connected to nearby market towns such as Malton and Pocklington, providing easy access to shops, schools, and transport links. Ideal for nature lovers and those looking to escape the hustle and bustle, Thixendale offers a rare opportunity to enjoy countryside living at its finest.



Floor 1 Building 1



Floor 2 Building 1



Approximate total area<sup>®</sup>  
138.58 m<sup>2</sup>  
Reduced headroom  
5.56 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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