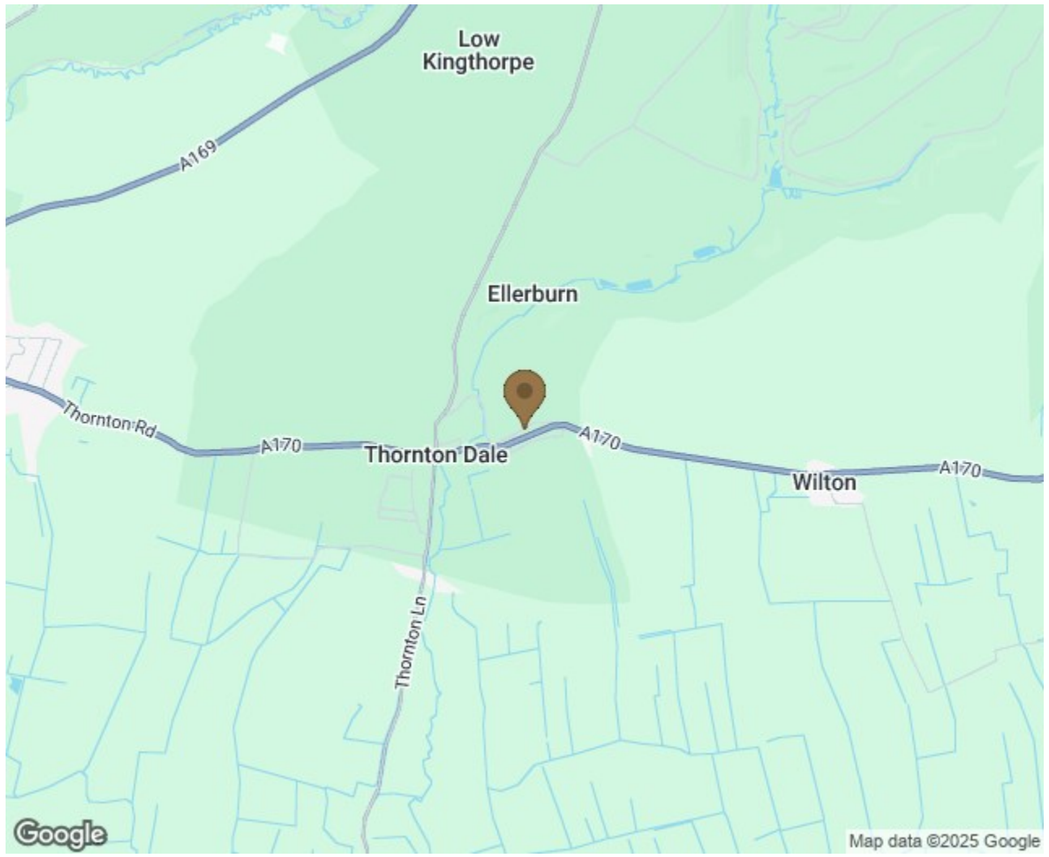
WILLOWGREEN

ESTATE AGENTS



Meadow View, Church Lane, Thornton-Le-Dale, North Yorkshire, YO18 7QL
Guide price £485,000

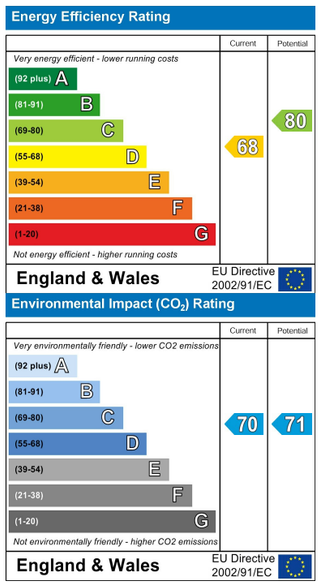
Welcome to this beautifully positioned four bedroom home, set in a desirable village location and overlooking uninterrupted open countryside. With far-reaching rural views, three generous double bedrooms, and flexible ground-floor living space, this property combines practicality with charm, making it an excellent choice for families, downsizers, or anyone seeking a peaceful home in North Yorkshire.

Inside, the dual-aspect living and dining room forms the heart of the home, a bright and inviting space enhanced by a feature coal-effect gas fire. The adjoining conservatory takes full advantage of the stunning outlook, providing a perfect spot to relax and enjoy the ever-changing countryside views all year round.

The well-planned kitchen links conveniently to a separate utility room, offering useful extra storage and workspace. A ground-floor shower room adds further flexibility and convenience to the layout. Upstairs, three of the four bedrooms each benefit from built-in wardrobes, ensuring ample storage without compromising floor space.

Externally, the property is equally appealing. A newly laid driveway provides smart kerb appeal and plenty of off-street parking, while the rear garden enjoys a high degree of privacy and those all-important open views, creating an ideal setting for outdoor dining, entertaining, or simply unwinding in the fresh air.

This is a rare opportunity to secure a home with such a combination of practical features and countryside charm. With its versatile living spaces, generous bedrooms, and superb outlook, it offers everything needed for comfortable modern living in a sought-after rural setting, while still being within easy reach of Malton, Pickering, and excellent transport links to York and the coast.



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.

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LOCATION
Thornton-le-Dale is a picturesque and highly sought-after village nestled in the heart of the North York Moors National Park. Renowned for its charming thatched cottages, scenic beck, and idyllic countryside surroundings, this quintessential English village offers a perfect blend of rural tranquillity and modern convenience. With a range of local amenities, including independent shops, cosy cafés, traditional pubs, and a well-regarded primary school, it provides an excellent setting for families, retirees, and nature enthusiasts alike. The nearby market town of Pickering is just a short drive away, offering further amenities and transport links. Whether you're looking for a peaceful retreat or a vibrant community, Thornton-le-Dale is an exceptional place to call home.

ENTRANCE PORCH
Door to front, windows to front and side, wooden flooring, wall light.

ENTRANCE HALLWAY
Internal door to front, wooden flooring, two radiators, telephone point, power points, stairs to first floor landing.

SITTING ROOM
23'11" x 12'2" (7.30m x 3.72m)
Window to front aspect, opaque window to side, coving, gas fire with feature surround, TV point, radiator, power points, sliding doors into the conservatory.

CONSERVATORY
8'2" x 11'5" (2.50m x 3.50m)
Sliding doors to side aspect, exposed brick, three opening windows, radiator, power points.

KITCHEN
9'9" x 10'1" (2.98m x 3.09m)
Window to rear aspect, tiled style flooring, a range of wall and base units with roll top work surfaces, tiled splashback, sink and drainer unit, space for fridge/freezer, space for dishwasher, electric integrated oven, hob and extractor fan, breakfast bar, radiator, power points.

UTILITY ROOM
9'10" x 5'10" (3.02m x 1.78m)
Window to rear aspect, tiled style flooring, wall and base units, tiled splashback, sink and drainer unit, power points, boiler, door to side.

DOWNSTAIRS SHOWER ROOM
Opaque window to side aspect, tiled flooring, fully tiled walls, recently installed integral low flush WC and wash hand basin with vanity unit, along with an enclosed shower, heated towel rail.

FIRST FLOOR LANDING
Window to side aspect, coving, loft access (boarded, lighting and ladder), radiator, power points, airing cupboard with water tank.

MASTER BEDROOM
11'9" x 14'6" (3.60m x 4.42m)
Window to rear aspect, fitted wardrobes, telephone point, radiator, power points.

BEDROOM TWO
11'9" x 12'5" (3.59m x 3.79m)
Window to front aspect, fitted wardrobes, radiator, internet connection, power points.

BEDROOM THREE
9'11" x 14'2" (3.04m x 4.33m)
Window to rear aspect, textured ceilings, fitted wardrobes, TV point, radiator, power points.

BEDROOM FOUR
7'0" x 8'2" (2.15m x 2.51m)
Window to front aspect, textured ceilings, radiator, power points.

HOUSE BATHROOM
Opaque window to front aspect, textured ceiling, part tiled walls, tile style flooring, low flush WC, wash hand basin with vanity unit, panel enclosed bath within an original arched wall with mixer taps and power shower, wall hung mirrored unit, heated towel rail.

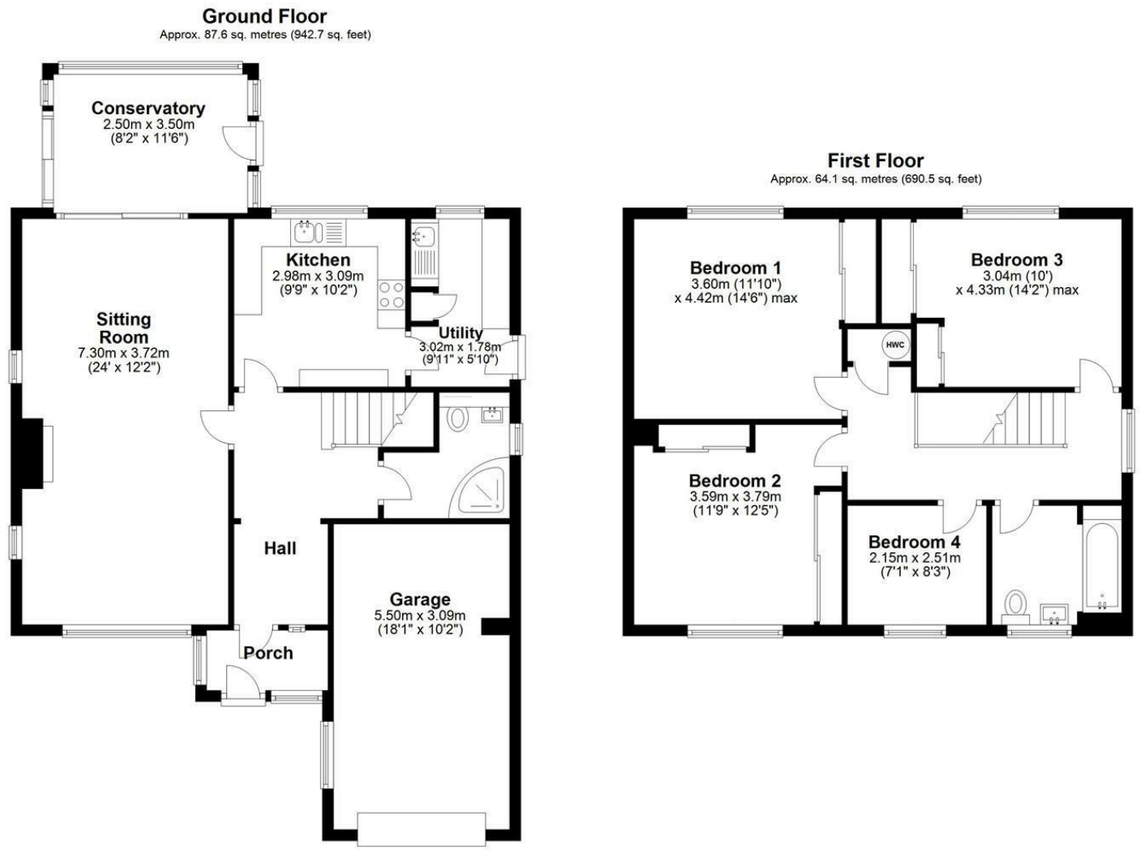
GARDEN
A well maintained and low maintenance garden to the rear, mainly laid to lawn with shrub borders and beautiful countryside views. There are steps up to a patio seating area, summerhouse, playhouse and shed, outside tap, outdoor lighting. Accessed from both sides.

TENURE
Freehold.

SERVICES
Mains gas, water and drainage.

COUNCIL TAX BAND E

EPC RATING D



Total area: approx. 151.7 sq. metres (1633.2 sq. feet)
Meadow View, Thornton Le Dale