

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	64
(39-54) E	
(21-38) F	
(1-20) G	73
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	
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	
EU Directive 2002/91/EC	
England & Wales	

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

Tatton House, Thixendale, YO17 9TG Guide price £725,000

Tatton House is a quite spectacular, individually designed and built detached house located within the pretty Yorkshire Wolds village of Thixendale. The architecture is carefully conceived, and has created a stunning four/five bedroom family home affording great attention to detail.

This exceptional property showcases striking features including ornate stained glass and multi paned windows, Chinese slate tiled floors, handmade oak internal doors, timber floorings and architrave. The home seamlessly blends traditional craftsmanship with modern convenience, featuring an under floor heating system throughout the house and an external rainwater harvester.

On entering the property there is a real wow factor in the form of a spacious entrance hall, with log-burning stove, which gives access to all the major rooms. The ground floor comprises two reception rooms, sitting room/fifth bedroom, utility room and a cloakroom with shower cubicle. At the heart of the home is recently installed handmade kitchen/diner, complete with granite worktops, integrated appliances, and a superb kitchen island providing additional storage; the dining area overlooks the patio providing lots of additional natural light.

Two separate staircases provide access to upstairs: on the first floor are four double bedrooms, three of which enjoy superb en-suite facilities. The master bedroom also boasts a dressing room, while the third bedroom gives access to a sitting room and a separate kitchen providing the perfect accommodation for extended family or visitors. A four piece family bathroom completes the first floor. The second floor houses an attic space and dressing room with two large walk-in wardrobes.

To the exterior you approach the property via a gravel driveway to the front, which leads to the double garage. There is a stunning landscaped rear garden backing onto woodland.



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

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LOCATION

Thixendale is a hidden gem nestled in the stunning Yorkshire Wolds, offering peace and seclusion in a truly picturesque setting. This small, close-knit village is surrounded by rolling hills and scenic countryside, yet it's within easy reach of key towns and cities. Malton, known as "Yorkshire's Food Capital," is just 10 miles away, offering a vibrant mix of shops, restaurants, and cultural events. Pocklington, another charming market town, is also 10 miles south, while the historic city of York, with its wealth of amenities and transport links, is just 20 miles west. Thixendale is a hub for outdoor enthusiasts, with the Yorkshire Wolds Way National Trail on its doorstep, and the village itself boasts a welcoming community spirit, centred around its historic church and the popular Cross Keys pub. Thixendale combines rural tranquillity with great access to local towns and cities—an ideal spot for those seeking the best of both worlds.

PORCH

5'0" x 8'6" (1.53 x 2.6)

ENTRANCE HALL

13'5" x 14'9" (4.11 x 4.52)

DINING ROOM

13'7" x 11'10" (4.15 x 3.63)

KITCHEN/DINING

13'7" x 19'3" (4.15 x 5.89)

SITTING ROOM

13'4" x 17'10" (4.08 x 5.45)

BEDROOM FIVE/STUDY

8'10" x 12'0" (2.71 x 3.68)

GUEST CLOAKROOM

UTILITY

BEDROOM ONE

16'4" x 12'0" (5 x 3.68)

ENSUITE ONE

BEDROOM TWO

13'4" x 11'6" (4.08 x 3.52)

ENSUITE TWO

BEDROOM THREE

13'0" x 14'0" (3.98 x 4.28)

BEDROOM FOUR

10'6" x 11'10" (3.21 x 3.63)

FAMILY BATHROOM

ENSUITE THREE

ANNEXE LIVING

12'11" x 9'8" (3.96 x 2.97)

ANNEXE KITCHEN

5'11" x 9'8" (1.82 x 2.97)

DRESSING ROOM

10'8" x 17'9" (3.26 x 5.42)

ATTIC ROOM

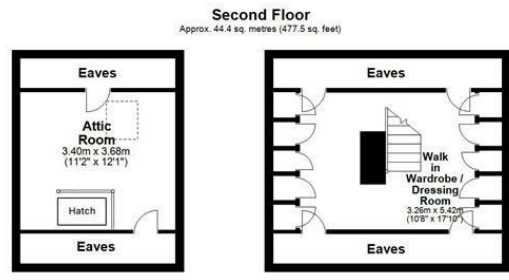
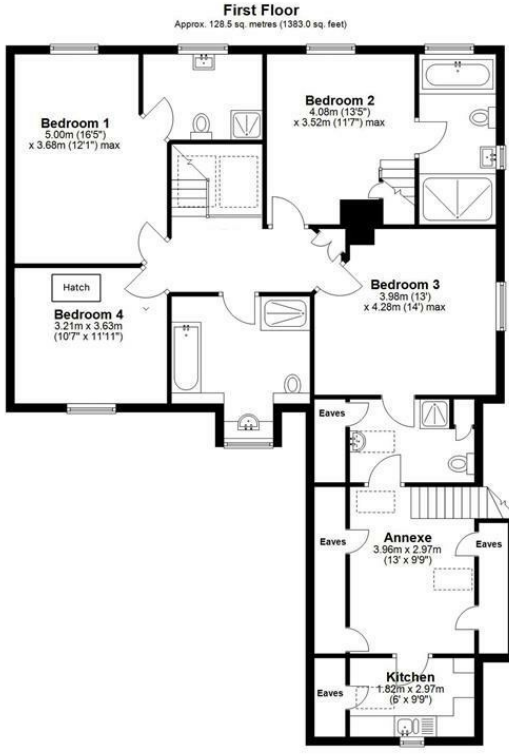
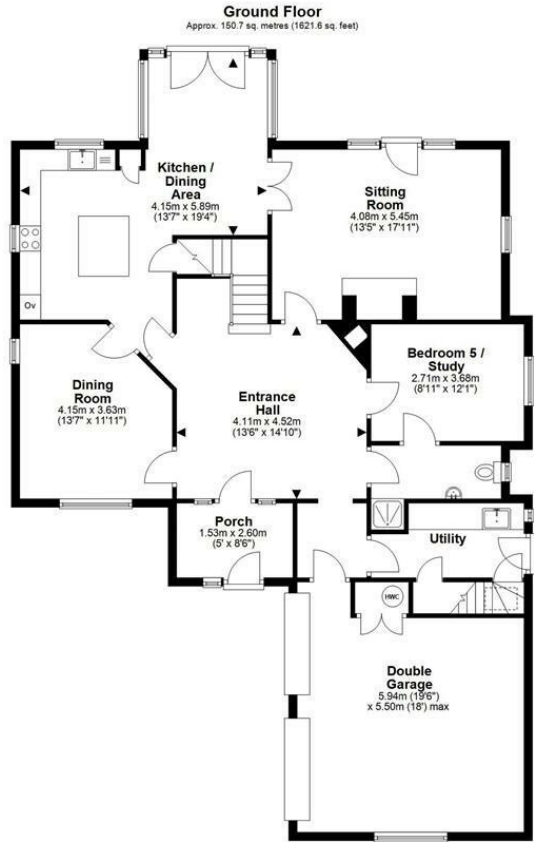
11'1" x 12'0" (3.4 x 3.68)

DOUBLE GARAGE

19'5" x 18'0" (5.94 x 5.5)

EPC RATING D

COUNCIL TAX BAND F



Total area: approx. 323.5 sq. metres (3482.2 sq. feet)
Tatton House, Thixendale