

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
EU Directive 2002/91/EC		

### 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

Swan Cottage was designed to take full advantage of its stunning rural surroundings, offering a perfect blend of character, comfort, and flexibility.

Nestled in a picturesque setting, this delightful four-bedroom home provides an idyllic retreat for families and nature lovers alike. A welcoming hallway with wooden flooring leads to the first floor, where you'll find a spacious kitchen/diner and a light-filled living room. The beautifully appointed kitchen is the heart of the home, featuring a range cooker with electric oven and LPG hob, integrated freezer, large refrigerator and dishwasher, timber beams, and French doors that open onto the landscaped rear garden.

The living room offers full-height windows and exposed beams, with a log multi-fuel burner creating a cosy focal point. Two of the four well-proportioned bedrooms are upstairs, including the main bedroom with en-suite shower room. Downstairs, two further bedrooms offer flexibility and accessibility. The stylish family bathroom includes a separate shower.

Also on the ground floor are a large formal dining room, a dedicated office, and a laundry room with stable door to the outside. The layout is highly adaptable: the dining room could be used as a spacious fifth bedroom, the office was once a fitness room, and one of the bedrooms was previously a study. A pull-down ladder leads to a boarded loft with two rooms currently used for crafts and storage.

Outside, the south-facing garden offers breathtaking countryside views and a peaceful space for outdoor entertaining. A gravel driveway leads to a detached garage with 7kW EV charger, offering ample parking and storage.

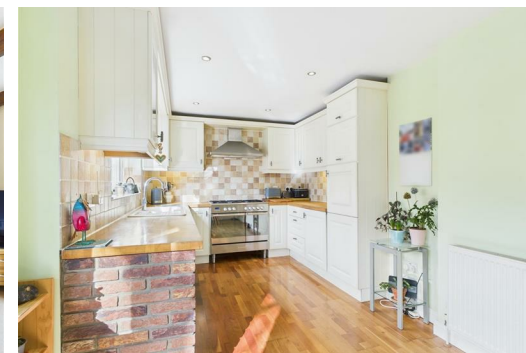
Swan Cottage blends character features with modern living, making it a wonderful countryside home.



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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)

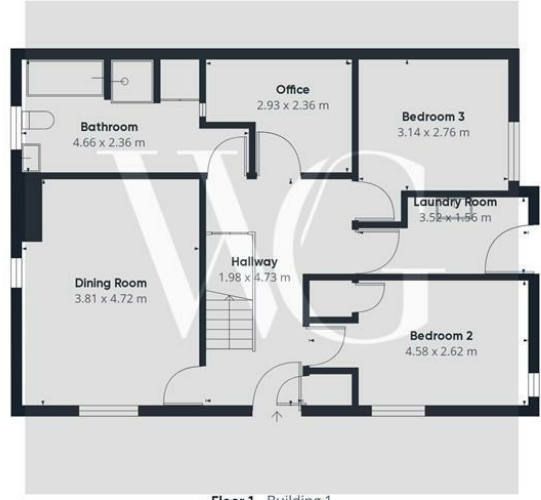
**EN-SUITE**  
2'9" x 9'5" (0.86 x 2.89)

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

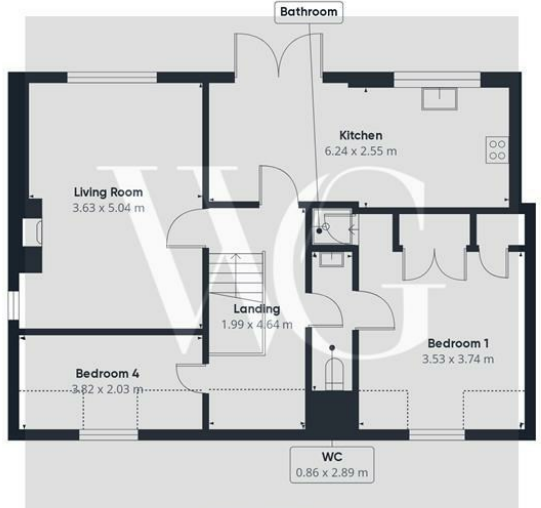
**COUNCIL TAX BAND E**

**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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