

Peter  
**illingworth**  
ESTATE AGENTS



Rockingham House, Whitbygate, Thornton le Dale, YO18 7RY  
Price Guide £415,000

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This substantial Grade II Listed period property situated within the sought after village of Thornton Dale offers generously proportioned accommodation over three floors and would make an ideal family home or alternatively would lend itself to a Bed and Breakfast accommodation.

Ground floor - Front entrance hall, sitting room, kitchen/breakfast area, snug, dining room, boiler room and cloakroom.

First floor - Four bedrooms and bathroom

Second floor - Two bedrooms and bathroom.

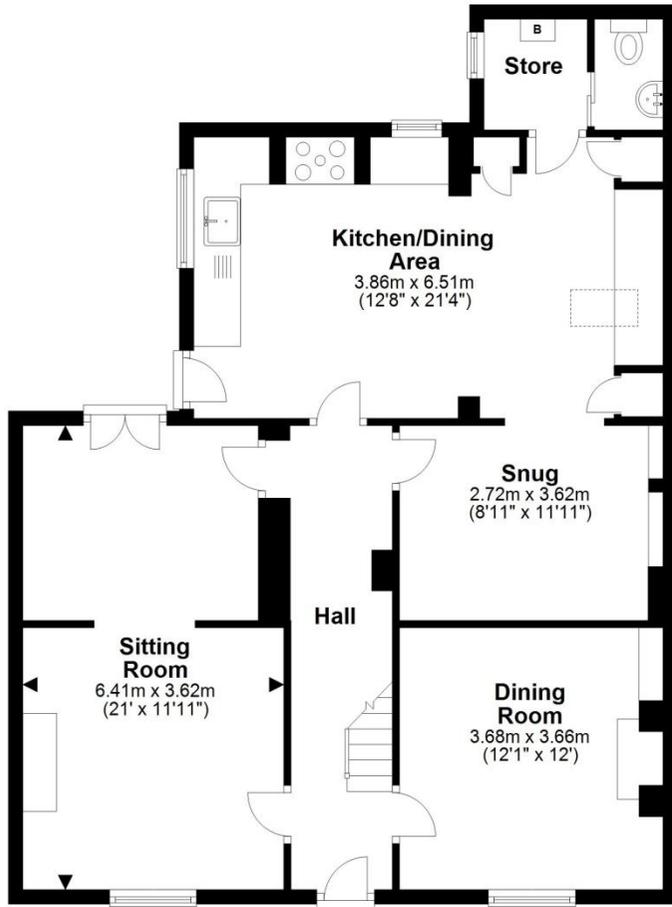
Gas fired central heating. Externally - Lawned garden, flower borders and paved patio area.

Thornton le Dale is one of the prized villages in the whole of the North York Moors National Park. It is highly picturesque with one of the most photographed thatched cottages, a babbling beck, a triangular green and an old market cross. It also has many things to see and do, such as nature trails, concerts, festivals, museums, antique shops and zipline park. It is also close to Dalby Forest, which provides fantastic opportunities for walking, cycling, nature-watching and star-gazing. Village amenities include post office, pharmacy, a doctors surgery, a range of shops and eateries.



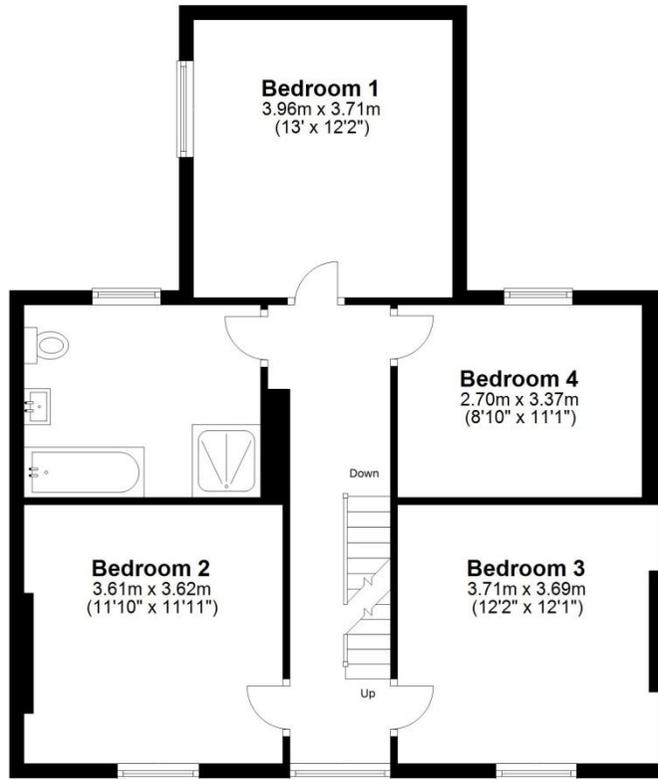
### Ground Floor

Approx. 87.7 sq. metres (943.9 sq. feet)



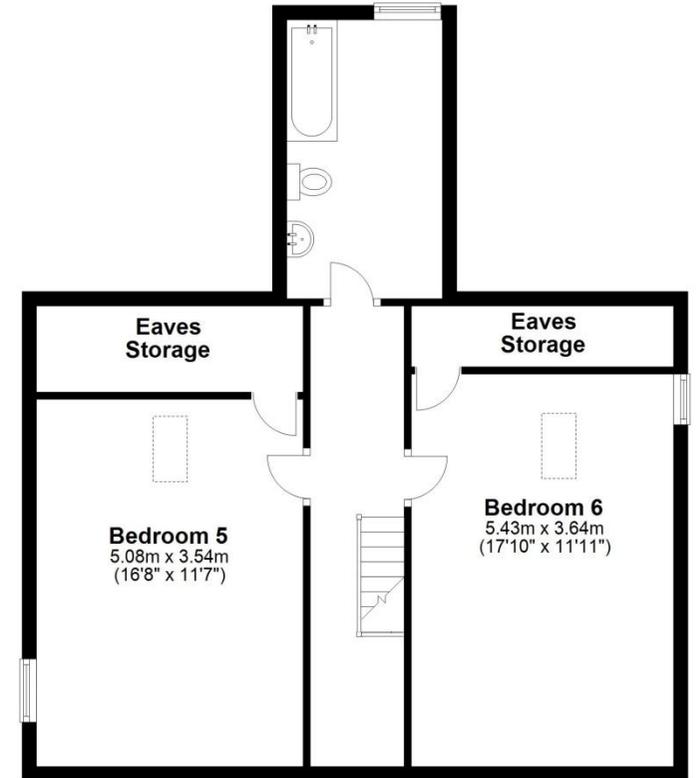
### First Floor

Approx. 72.0 sq. metres (774.6 sq. feet)



### Second Floor

Approx. 65.1 sq. metres (700.8 sq. feet)



Total area: approx. 224.8 sq. metres (2419.4 sq. feet)

**Rockingham House, Thornton Le Dale**

For illustration purposes only not to scale





**Tenure:** We understand the property to be freehold. Vacant possession will be given on completion.

**Services:** Mains water, drainage, gas and electricity are laid on.

**Property Tax:** Band E

**Broadband:** Basic 6 Mbps, Superfast 48 Mbps

**Satellite/Fibre TV Availability,** BT and Sky

**Mobile Coverage:** EE, Vodafone, Three, O2

**EPC:** Band E

**Photography:** By Peter Illingworth

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**Viewing:** Strictly by appointment through the agents Pickering Office, Champley's Mews, Market Place, Pickering, YO18 7AE. Tel: 01751 475557



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