



**South Lawn, Church Lane,  
Thornton le Dale, North Yorkshire, YO18 7QL  
Price Guide £395,000**

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A period two bedroom link detached, gas fired centrally heated Yorkshire Cottage with beamed ceilings, conservatory, integral garage with workshop space and delightful gardens.

The accommodation briefly comprises:

Ground floor: Entrance hall, sitting room, dining room (Rayburn obsolete) porch to rear garden, kitchen, study, large conservatory and garage with workshop area.

Second floor: Spacious landing, two double bedrooms, house bathroom with separate shower and mezzanine floor accessed from ground floor study.

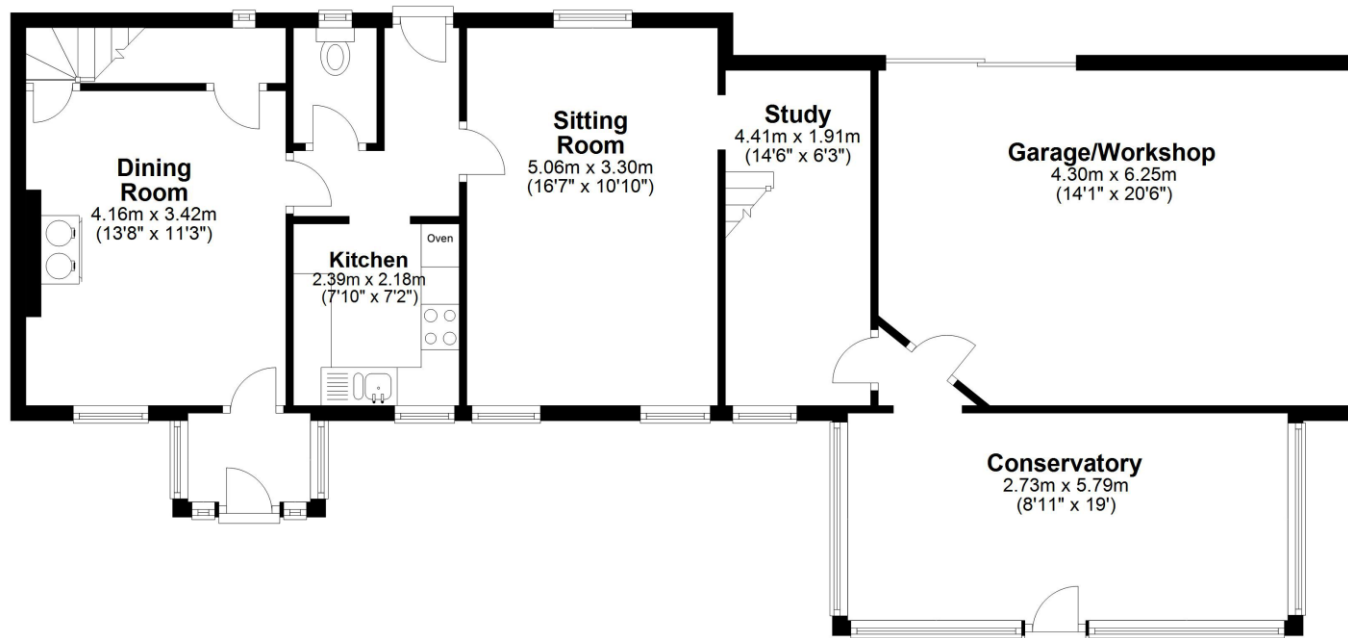
Located in a sought-after area, this property is ideal for those looking to enjoy the tranquility of the countryside while still being within easy reach of the East Coast and the historic city of York. Whether you enjoy exploring the great outdoors or prefer discovering local attractions, this cottage offers a real lifestyle choice for families and retirees alike.

The ancient market towns of Pickering, Kirkbymoorside, Helmsley and Malton are within easy striking distance by car. The Great Dalby Forest and the North York Moors National Park are on hand to be enjoyed.



## Ground Floor

Approx. 100.5 sq. metres (1081.3 sq. feet)

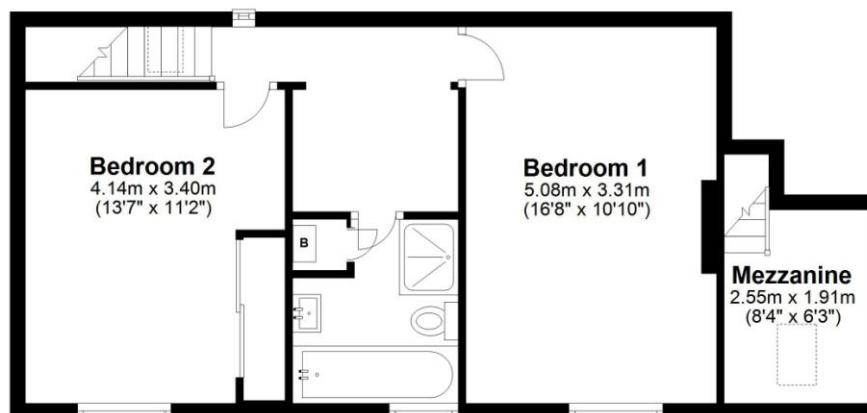


Total area: approx. 151.3 sq. metres (1628.3 sq. feet)

## South Lawn, Thornton Le Dale

### First Floor

Approx. 50.8 sq. metres (547.0 sq. feet)



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. Gas fired central heating.

**Note:** South Lawn has a benefit of a right of way over the property to the rear on to the High Street.

**Energy performance certificate:** Band D

**Property tax:** Band E

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

**Broadband:** Basic 5 Mbps, Superfast 67 Mps and Ultrafast 1800 Mbps

**Satellite /Fiber Availability:** BT, Sky, Virgin

**Flood Risk:** Very Low

**What3words**///stormy.softly.buggy

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

**Need advice on buying through another agent?** Contact Peter Illingworth on 01751 475557 to discuss how we can give you the comfort of many years of our expertise, in representing clients in the purchase of their next home.



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