



**1 THORNTON HEIGHTS, HURRELL LANE
THORNTON LE DALE, NORTH YORKSHIRE**

Cundalls



1 THORNTON HEIGHTS

THORNTON LE DALE
PICKERING, NORTH YORKSHIRE
YO18 7QZ

Pickering 3 miles, Malton 9 miles, York 26 miles, Leeds 53 miles (all distances are approximate)

A beautifully specified modern property which combines traditional style with a contemporary aesthetic, providing a versatile and spacious range of accommodation located within a sought-after National Park Village

- Over 2,800 square feet of accommodation arranged over three floors with a superb, elevated finish
- Entrance Hall – Sitting Room – Study – Cloakroom – a superb open plan living space with dining area, kitchen with separate pantry and entertaining area – Utility Room.
- Master bedroom suite with dressing room and en-suite bathroom - Two further first floor double bedrooms, both with en-suites – Two Second Floor double bedrooms – Shower Room
- A high 'B' score for energy efficiency - ensuring this is an efficient home to run.
- Expertly landscaped garden and grounds, bounded by estate fencing which allows for a lovely open view west and towards the Wolds to the south.
- Detached stone built double garage and plenty of private parking for any number of vehicles.

GUIDE PRICE £825,000

DESCRIPTION / BACKGROUND

1 Thornton Heights is a beautifully specified contemporary house, constructed by a highly regarded local builder as part of a small development of just 14, high-quality homes. Located in a prime position on the approach to Thornton Heights, with an open view over farmland and quietly located on the fringes of this sought after village yet only a short walk to the centre, with its pretty village green, edged by shops, pubs and cafes.

Originally built by the developer for their own occupation, it naturally carries an exceptionally high level of specification and a unique design with an open flow of accommodation. 1 Thornton Heights combines the aesthetics of the traditional with the credentials of a contemporary home, scoring a high ‘B’ for energy efficiency with underfloor heating throughout the ground floor, excellent levels of insulation, EV car charging facilities and a highly efficient central heating system, all amounting to a substantial family home with comparatively reasonable running costs.

The overall floor area extends to approximately 2,815sq.ft and in brief comprises: Central entrance hall with oak staircase, coats area and a separate cloakroom. Front facing study and a large, triple aspect sitting room with bifold doors opening out onto the stone flagged terrace at the rear. The back wing of the house provides a superb, open plan area, ideal for entertaining with a large dining area opening round to the kitchen with a separate living area to the far end. Two sets of bifold doors open out onto the terrace, creating an easy flow of indoor and outdoor space. Adjoining is a walk-in pantry and a separate utility room. There are five bedrooms over the top two floors. To the front is a large master suite with bedroom, dressing room and en-suite bathroom. Two further double bedrooms with en-suite shower rooms lie on the first floor. On the top floor are two further bedrooms, one enjoying a lovely view southwards, and the main house shower room.

Outside are landscaped garden and grounds to all sides, plenty of private parking for any number of vehicles and separate detached garage.

LOCATION

One of the main attractions of the property is the situation, being located within Thornton le Dale, one of North Yorkshire’s most picturesque and popular National Park Villages. The village is centred around Thornton Beck and the Green, clustered around which are a number of small independent shops and eateries, including two public houses and bistro. Thornton le Dale is situated approximately two miles east of the popular market town of Pickering and eight miles north of Malton and enjoys easy access to the A64 providing links to the wider metropolitan area. Malton benefits from a train station with regular services to the main line station of York, where there are direct services to London, Leeds & Edinburgh.

ACCOMMODATION

ENTRANCE HALL
4.60 m (15’0”) x 2.30 m (7’5”)
Panelled front door with window lights overhead. Porcelain tiled floor. Oak return staircase to the first floor with coats area. Recessed ceiling lights. Double oak and glass doors through Sitting Room.



CLOAKROOM
2.28 m (9’1”) x 1.80 m (5’9”)
WC with a concealed cistern. Wash hand basin set into a vanity unit. Porcelain tiled floor.

SITTING ROOM
8.33 m (27’4”) x 4.53 m (14’10”)
A beautifully proportioned main reception room with a triple aspect; windows to the front, side and bi-fold doors to the rear. Engineered oak floor. Open fire set upon a granite hearth with carved mantel piece.



STUDY

3.42 m (11'3") x 3.36 m (11'0")

Sash window to the front. Engineered oak floor.



DINING AREA

6.51 m (21'4") x 3.55 m (11'8")

Bifold doors opening out onto the terrace. Fitted bespoke cabinetry housing the bar and purpose-built ancillary storage cupboards. Porcelain tiled floor. Recessed ceiling lights.



KITCHEN AND LIVING ROOM

8.76 m (28'9") x 4.28 m (14'1")

A stylish high-quality range of fitted cabinetry by Schuller with worktops incorporating a one and a half bowl inset sink unit. Large island with dining seating and inset lighting. Range of integrated NEFF appliances: Integrated dishwasher. Induction hob and extractor overhead. Electric oven, grill and steam oven. Double fridge & freezer. Housekeepers' cupboard. Wine fridge. Open through to the living area where there are bi-fold doors opening out onto the terrace. Window to the rear. Porcelain tiled floor. Walk in pantry with shelving and the manifold for the underfloor heating. Vaulted ceiling with Velux roof lights.

UTILITY ROOM

3.40 m (11'1") x 2.20 m (7'2")

Door out to the side. Window to the front. Range of fitted base units incorporating the sink unit. Automatic washing machine. Tumber drier point. Porcelain tiled floor. Gas fired central heating boiler.



FIRST FLOOR

LANDING

Radiator. Stairs up to the Second Floor. Linen cupboard with fitted slatted shelving and radiator.

BEDROOM ONE

4.55 m (14'11") x 3.90 m (12'10")

Pair of casement windows to the front. Engineered oak floor. Pair of radiators.



EN-SUITE

Bath with handheld shower. Low flush WC. Cantilever style hand basin set upon a chrome topped unit. Recessed ceiling light. Tiled floor and walls. Sash window to the front. Extractor fan. Chrome heated ladder towel rail.

DRESSING ROOM

2.66 m (8'9") x 2.71 m (8'11")

Oak floor. Range of fitted wardrobes and storage. Pair of sash windows to the front. Radiator.



BEDROOM TWO

4.54 m (14'11") x 4.29 m (14'1") max

Casement windows to the rear. Radiator. Fitted storage.



EN-SUITE

Double width shower with a fully tiled surround. Low flush WC. Wall hung wash hand basin. Recessed ceiling light. Tiled floor. Casement window to the rear. Extractor fan. Chrome heated ladder towel rail.



BEDROOM THREE

3.57 m (11'7") x 3.52 m (11'7")

Casement windows to the rear. Radiator. Fitted storage cupboard



EN-SUITE

Bath. Double width shower. Low flush WC. Wall hung wash hand basin. Recessed ceiling light. Tiled floor. Casement window to the side. Extractor fan. Chrome heated ladder towel rail.

SECOND FLOOR LANDING - Velux roof light. Fitted storage.

BEDROOM FOUR

4.51 m (14'10") x 3.04 m (10'0")

Pair of casement windows. Velux roof light. Over stairs fitted storage. Radiator

BEDROOM FIVE

4.50 m (14'9") x 3.51 m (11'6")

Casement window to the side. Velux roof light. Over stairs fitted storage. Radiator

SHOWER ROOM

2.30 m (7'5") x 1.50 m (4'9")

Double width shower with a fully tiled surround. Low flush WC. Wall hung wash hand basin with fitted storage. Ceiling lights. Tiled floor. Extractor fan. Chrome heated ladder towel rail.

GARDEN & GROUNDS

The house faces westwards and is set well back from Hurrell Lane behind wrought iron estate style fencing. The house enjoys an open view over grazing land to its front and has far reaching views across the Vale of Pickering towards the Wolds to the South

Carefully landscaped garden and grounds surround the property to all sides with the majority of the garden lying to the rear. Enclosed and private, the rear garden has a broad Indian stone flagged terrace to its immediate rear, upon which the three sets of bifold doors open out onto. Beyond, the grounds are lawned with herbaceous borders, a raised stone seating area to the far edge, flanked by a boundary of mature pleached laurel trees which add shelter, privacy and contrast to the grounds.

At the side is a further enclosed garden area with timber storage shed, hard paved for ease of maintenance and with an access from the garage which fronts Hurrell Lane and offers extra parking in addition to the private, block paved parking area accessed directly from Thornton View where the EV charger is sited.

GARAGE

5.38 m (17'8") x 3.64 m (11'11")

Matching stone and tile construction. Electric light and power. Electric door. Door out to the rear.



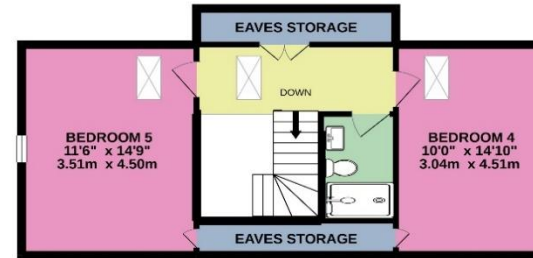


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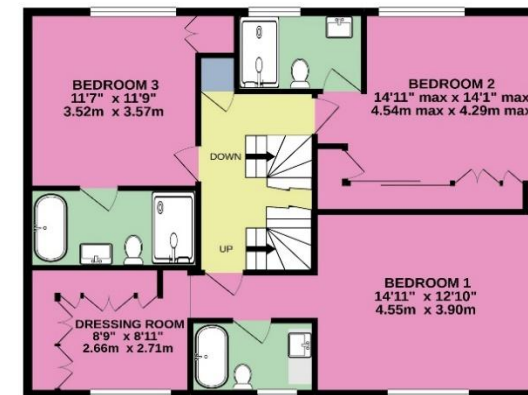
GROUND FLOOR
1420 sq.ft. (131.9 sq.m.) approx.



2ND FLOOR
487 sq.ft. (45.3 sq.m.) approx.



1ST FLOOR
908 sq.ft. (84.4 sq.m.) approx.



TOTAL FLOOR AREA : 2815 sq.ft. (261.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GENERAL INFORMATION - REMARKS & STIPULATIONS

EASEMENTS, RIGHTS OF WAY & WAYLEAVES

The property is sold subject to and with the benefits of all existing rights of way, water, light, drainage, and other easements attaching to the property whether mentioned in these particulars or not.

BOUNDARIES

The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared for 1 Thornton Heights and is available for inspection at the agents Pickering, Malton or Helmsley Offices.

Scoring: Current B/85 Potential A/89

METHOD OF SALE

The property is being offered for sale by private treaty as a whole. Interested parties should register their interest with the agents to be involved in sale negotiations. For those with queries or to inform the agents of their interest please contact Judith Simpson on 01751 472 766, email: judith.simpson@cundalls.co.uk.

GENERAL INFORMATION

Services:	Mains electric, gas, water & drainage. High speed broadband & 4G available (provider dependant)
Planning:	North Yorkshire Council (Ryedale area).
Council Tax:	Band G
Tenure:	The property is Freehold, and vacant possession will be given upon completion.
Viewing:	Strictly by appointment with the agent's office in Pickering; 01751 472766
Postcode:	YO18 7QZ

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. The property is bought as seen. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

