



THE LOCATION

The picturesque village of Thixendale nestles snugly in the heart of the Yorkshire Wolds, located between the market towns of Malton and Pocklington. The village has the benefits of a shop, public house which is a regular winner of local CAMRA awards, cricket club, village hall and church. To the east end of the village lies The Yorkshire Wolds Way National Trail, a long distance footpath which allows you to access the rich tapestry of the surrounding countryside.

THE PROPERTY

An exceptional partly thatched house, extended and well presented in this pretty village of Thixendale.

Hillfoot Lodge was a two bedroom cottage extended into a good sized village house. From the skilled and imaginative layout of the three reception, fitted kitchen with range, utility room, high quality sanitary ware in three bath/shower room, three/four bedrooms, stone staircase and oak beams.



DIRECTIONS

On leaving our Market Place office head towards the Post Office, at the junction of Chapmangate turn right and the almost immediately left onto The Mile. At the roundabout turn right signposted Millington. Continue on this road until the junction of the A166 York to Driffeld Road. Turn right and then take the next turning left signposted Thixendale and Malton. Take the next right signposted Thixendale and continue down into the Valley past Robert Fuller Gallery, taking the turning on the left into the village itself. Hillfoot Cottage is situated on the left hand side.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Entered via a front entrance door with stone flagged flooring and stairs leading to the first floor accommodation.

CLOAKROOM/WC

Fitted suite comprising wash hand basin, low level, stone flag flooring and radiator.

SITTING ROOM 13'2" x 16'5" (4.02m x 5.01m)
Exposed and stone flagged flooring. Steps to;

LOUNGE 24'6" into recess 18'4" x 16'0" (7.47m into recess 5.59m x 4.87m)
Open fire place with limestone surround, beams and wall light point.

REAR ENTRANCE

Rear entrance door.

STUDY 12'8" x 18'3" (3.86m x 5.57m)
Stripped flooring, fire place and beams

FITTED KITCHEN 18'11" x 13'11" (5.77m x 4.24m)
Fitted range with extractor, wall cupboards, twin belfast sink unit, butchers block working surfaces, stripped flooring and radiator.

UTILITY 12'10" x 11'4" (3.92m x 3.45m)
Belfast sink unit with mixer tap, plumbing for dishwasher, eurostar oil fired heating boiler, cloaks cupboard with shelving, recessed lighting, radiator and stripped wooden flooring.

SUN ROOM 11'2" x 10'2" (3.40m x 3.10m)
Stripped wooden flooring, radiator and rear external door.

LANDING 22'6" x 8'11" (6.85m x 2.73m)

MASTER BEDROOM 18'4" x 17'3" (5.59m x 5.27m)
Feature fireplace, radiator and beams

NURSERY 9'8" 11'8" (2.95mx 3.55m)
Radiator.

EN-SUITE SHOWER ROOM 9'3" x 13'9" (2.81m x 4.19m)
Fitted suite comprising claw feet bath with mixer tap, shower cubicle, twin wash hand basin, porcelain flooring, low level WC, recessed lighting, door leading decked balcony.

DRESSING ROOM 11'7" X 12'2" (3.54M X 3.70M)
Radiator and radiator.

BEDROOM 14'8" x 12'3" (4.48m x 3.73m)
Retained fireplace and beams

EN-SUITE SHOWER ROOM
Fitted suite comprising shower cubicle, low level WC and wash hand basin.



FAMILY BATHROOM 8'10" x 8'6" (2.68m x 2.60m)

Fitted suite comprising bath, low level WC, shower cubicle, extractor and radiator.

LOFT SPACE 18'9" x 10'8" (5.71m x 3.24m)

OUTSIDE

The gardens have well stocked borders arranged over several levels, a terrace area off the sun room, lawns and raised seating area. There is a workshop located at the top of the garden with access onto the lane behind the house.

To the side of the house lies timber gates opening onto a block paved driveway with parking for several cars as well as access to the attached car port.

ADDITIONAL INFORMATION

SERVICES

Oil, Water and Electricity. Telephone connection subject to renewal by British Telecom.

APPLIANCES

None of the electrical or oil appliances have been tested by the Agent.

LOCAL AUTHORITY

Ryedale District Council Band C

TENURE

Freehold

VIEWING

By appointment with the agent.

OPENING HOURS

9 am to 5:30 pm Monday, Tuesday, Wednesday, Friday, 10 am to 5.30 pm Thursday, 9 am - 1 pm Saturday

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another agent, we offer a full range of survey reports comprising Homebuyer's Reports, Building Surveys and reports on structural defects, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or email mortvals@dial.pipex.com.

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01759 373709 for further information or to arrange for one of our valuers to call.

MORTGAGES

We are keen to stress the importance of seeking professional mortgage advice and would recommend that an appointment be made to see Steve Marsdin, Mortgage and Protection Adviser, by phoning him on 01430-871112, or by contacting any member of staff.

A broker fee of £199 will be charged on application.

Your home may be repossessed if you do not keep up repayments on your mortgage.

Chris Clubley & Co Ltd T/A The Mortgage Advice Centre is an appointed representative of First Complete Ltd which is authorised and regulated by the Financial Services Authority.

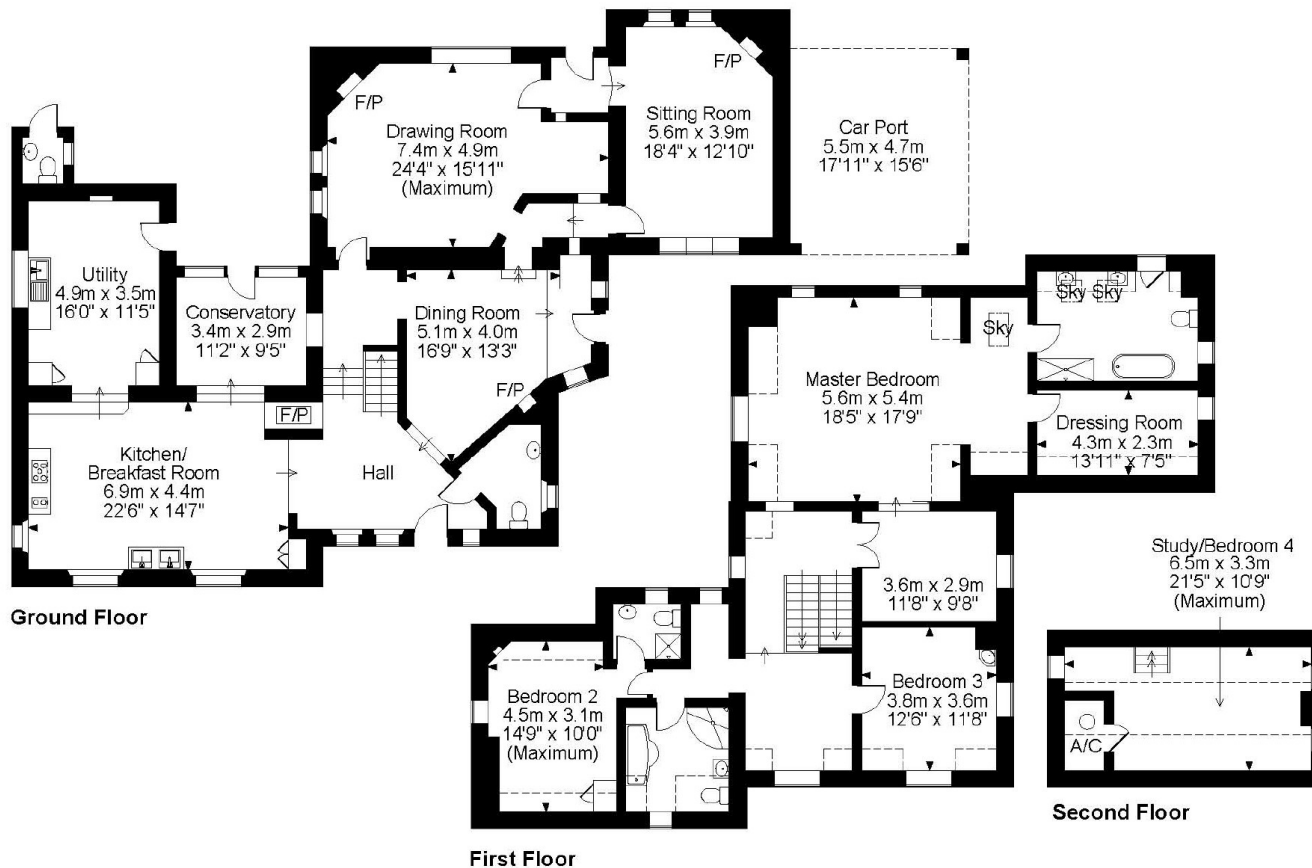
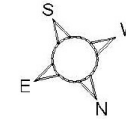




Floor Plan

This plan is for illustrative purposes only

Hillfoot Lodge, Thixendale, Malton Approximate Gross Internal Area 3,301 sq ft / 306 sq m



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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