

**JW** James Winn  
Estate Agents



**Rambler Cottage, Knayton, YO7**

Offers Over: £300,000

# Rambler Cottage, Knayton, Thirsk, YO7

James Winn are delighted to offer to the market with no onward chain, this charming Grade II terraced house located in a sought-after village of Knayton.

This property offers two double bedrooms with original beamed ceilings, living/dining room, kitchen and bathroom.

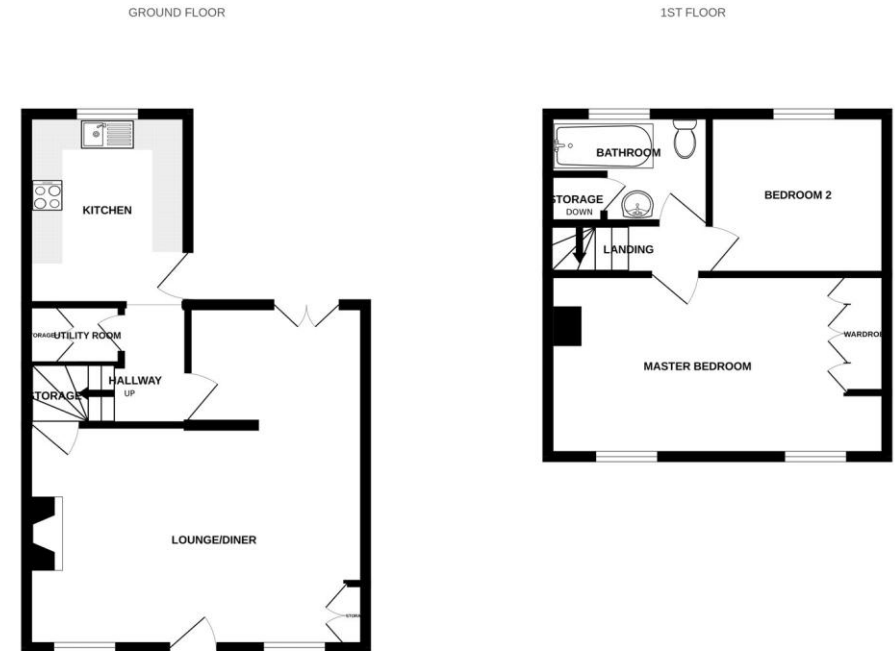
The house is complemented by a lovely rear garden with a patio area, perfect for relaxing or entertaining guests and a wooden shed to the rear. The property further benefits from on street parking.

The property is situated in a prime location, offering easy access to local amenities, schools, leisure centres, and transport links. This delightful home presents a fantastic opportunity for first-time buyers, investors, or those looking to downsize. Viewing is highly recommended.

At the time of Instruction, we have been advised by the vendors of the following information:

EPC Rating D  
Council Tax Band - C (North Yorkshire Council)

The above information may be subject to change during the transaction period.



Whilst every attempt has been made to ensure the accuracy of the floorplans 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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**Situation:**

Knayton is a picturesque rural village located in the Hambleton district of North Yorkshire, just a few miles north of Thirsk. Set against the backdrop of the stunning Hambleton Hills and close to the edge of the North York Moors National Park, it offers a peaceful, countryside lifestyle with beautiful surroundings.

The village is known for its strong community spirit and traditional charm, with features including a well-regarded village pub, a primary school, and a village hall. Knayton also lies along several scenic walking and cycling routes, and is a mile away from Borrowby, which boasts its own pub & village hall.

Despite its tranquil setting, Knayton benefits from excellent road links via the nearby A19, offering convenient access to Thirsk, Northallerton, York, and Teesside. The nearby market towns provide a full range of services, shops, leisure centres, and transport connections, including rail links to major cities.

Knayton combines the best of country living with accessibility — making it a desirable location for families, commuters, and those seeking a quieter pace of life.

**Directions:**

From Market Place, head south-east onto Castlegate / Westgate toward Topcliffe Road (B1448).

Continue onto Topcliffe Road (B1448) leaving Thirsk town.

Follow signs for Carlton Miniott / Knayton.

At a junction, turn onto Stockton Road / local road toward Knayton (you may pass through small hamlets).

Continue until you reach Knayton.

The property is on the right of the main road through the village.

**The Accommodation Comprises****Living/Dining Room:****5.57 x 5.50**

Carpet, fireplace, 2x windows, exposed beams, double doors to garden, 2x radiators, 2x storage cupboards.

**Hallway:****0.98 x 1.84**

Lino, exposed beams, radiator.

**Utility Room:****1.56 x 0.90**

Lino, storage cupboard & worktop, space for washing machine.

**Kitchen:****2.26 x 3.07**

Lino, sink, built in oven, hob & extractor fan, space for freestanding fridge freezer, window, hatch into storage, door to garden, worktops & cupboard storage.

**First Floor****Stairs:**

Carpet & beams.

**Landing:****2.66 x 0.80**

Carpet, access to all rooms.

**Master Bedroom:****5.57 x 2.79**

Carpet, exposed beams, 2x windows, 2x radiators, built in wardrobes & shelves, loft access hatch with drop down ladder, access to a large well-insulated, boarded loft with light.

**Bedroom 2:****2.92 x 2.75**

Carpet, radiator, window.



**Bathroom:**  
**2.62 x 1.80**

Wooden flooring, radiator, window, W/C, basin, bath with shower, storage cupboard.

**External**

**Front:**

Gate & walkway to house, lawn, flowers & shrubbery.

**Back:**

Patio area, lawn, flowers & shrubbery, wooden shed to the bottom of the garden.

**MATERIAL INFORMATION:**

The following information should be read and considered by any potential buyers prior to making a transactional decision:

SERVICES: We are advised by the seller that the property has mains electricity & water, and oil heating.

MAINTENANCE / SERVICE CHARGE: N/A

WATER METER: None

PARKING ARRANGEMENTS: On Street Parking

BROADBAND SPEED:

The maximum speed for broadband in this area is shown by inputting the postcode at the following at the following link here

<https://www.broadbandcheck.co.uk/>

ELECTRIC CAR CHARGER: N/A

MOBILE PHONE SIGNAL: No known issues.

The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	
39-54	E		51 E
21-38	F		
1-20	G		

**Disclaimer**

1/ James Winn Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error.

3/ We believe the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property. 4/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 5/ All EPC`s are generated by a third party and James Winn Ltd accepts no liability for their accuracy.

6/ The Floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Buyers must satisfy themselves of any size or shape before committing to any expense.