



3 North View, Knayton, YO7

Asking Price: £310,000

3 North View, Knayton, Thirsk, YO7

James Winn are delighted to present to the market this charming mid-terraced cottage, nestled within the highly desirable village of Knayton. Full of character and enjoying generous outside space, this attractive home offers a wonderful opportunity for a range of buyers, including first-time purchasers, downsizers and investors alike.

Internally, the property is well laid out and offers a welcoming blend of charm and practicality. To the ground floor, the accommodation comprises a spacious living/dining room, with a multi-fuel stove, ideal for both everyday living and entertaining, together with a fitted kitchen, and a useful utility room. To the first floor is a double bedroom, with fitted wardrobes and a Victorian high hob fireplace, and a well-appointed four-piece bathroom suite. The top floor holds a further bedroom, with velux windows and access into eaves storage.

One of the standout features of this lovely home is the outside space. To the rear, the property enjoys a delightful garden with a patio seating area, perfect for relaxing or dining outdoors, alongside a large fenced paddock offering excellent versatility for a variety of uses. In addition, there are three outbuildings, providing valuable storage or potential for hobby/workshop space, subject to individual requirements. The property also benefits from off-street parking.

Situated in a sought-after village setting, the property combines the appeal of countryside living with convenient access to a range of local amenities, schools, leisure facilities and transport links, making it an ideal choice for those seeking both character and convenience.

This is a rare opportunity to acquire a charming cottage in an attractive village location, with generous outside space and plenty of potential. Early viewing is highly recommended.

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

EPC Rating – TBC

Council Tax Band – C (North Yorkshire Council)

Please note that the above information may be subject to change during the course of the transaction.





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.

Continue straight until you locate the property on your right.

Entrance Porch:

1.43 x 0.84

Stone tiled flooring, 2x double glazed window, front door.

Living/Dining Room:

5.93 x 3.81

Stone tiled flooring, 2x radiators, log burner, 2x double glazed windows, exposed beams, exposed brickwork, 2x understairs cupboards.

Kitchen/Utility Room:

7.78 x 2.22

Stone tiled flooring, back door, cupboards, worktops, 2 sinks, free standing appliances, tiled splashbacks, velux window, stairs, radiator, oven, hob, extractor fan, double doors to garden.

Stairs & Landing:

1.85 x 2.36

Carpet & banister.

Bedroom 1:

3.86 x 3.29

Carpet, radiator, double glazed window, 2x fitted wardrobes.

Bathroom:

2.36 x 1.88

Lino, towel radiator, shower cubicle, basin, double glazed window, jacuzzi bath, tiled walls.

Bedroom 2:

4.22 x 3.86

Vinyl flooring, 2x velux windows, eaves storage.

External**Front:**

Gate, access to porch, low wall, plants, shrubbery.

Side:

Cobblestone driveway & side gate.

Back:

Patio, water feature, plants, flower beds, shrubbery.

Outbuildings:

1.52 x 0.87/1.52 x 0.82/ 2.01 x 2.54

1. Wood & coal store

2. Oil boiler

3. Storage with lights & power

Paddock:

505 Square Meters

Lawn, side gate, fenced borders, wild flowers.



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, oil, and drainage.

MAINTENANCE / SERVICE CHARGE: N/A

WATER METER: Not known

PARKING ARRANGEMENTS: Driveway for Multiple Vehicles

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.

Clauses:

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.

Mortgage & Financial Services:

James Winn Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage advisor based. Call 01609 777125 or 01845 524488. (Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on your home)