



Curtis Cottage, Beck Lane, YO7

Asking Price: £500,000

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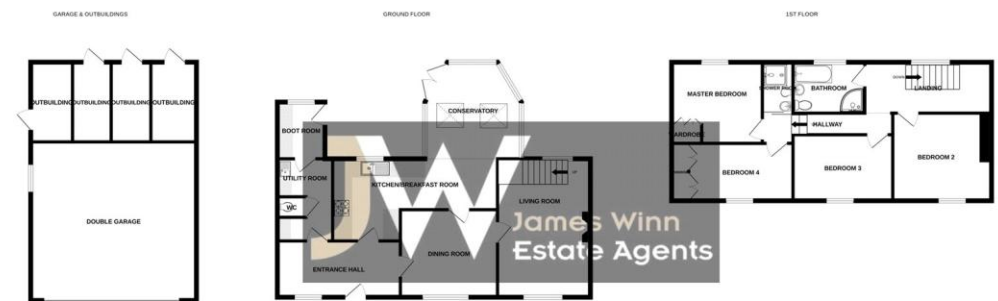
Nestled within the highly desirable village of South Kilvington, this delightful four-bedroom semi-detached cottage offers an abundance of character, generous living accommodation and excellent outdoor space, making it an ideal family home.

The property welcomes you through an entrance hall leading to a well-appointed kitchen/breakfast room, perfectly designed for modern family living and entertaining. Additional practical spaces include a utility room, boot room and ground floor WC. The spacious dining room provides an excellent setting for formal occasions, while the comfortable living room offers a relaxing retreat with access to the staircase leading to the first floor. To the rear, a bright conservatory enjoys views over the garden and provides a versatile additional reception space.

To the first floor, the property boasts four well-proportioned bedrooms, including a generous principal bedroom with fitted wardrobe space. Three further bedrooms offer flexibility for growing families, guests or those working from home. A family bathroom and separate shower room serve the first-floor accommodation.

Externally, the property benefits from a substantial detached double garage together with a range of useful outbuildings, offering excellent storage, workshop potential or opportunities for a variety of uses subject to any necessary consents. The gardens provide a wonderful setting for outdoor enjoyment and complement the cottage's attractive rural character.

Combining traditional charm with practical family accommodation, this attractive cottage occupies a sought-after village location whilst remaining conveniently positioned for access to nearby Thirsk, local amenities and transport links. Viewing is highly recommended to fully appreciate the space, character and potential this charming village home has to offer.



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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Situation:

South Kilvington is a sought-after North Yorkshire village located just one mile north of the popular market town of Thirsk. Offering an attractive rural setting surrounded by open countryside, the village combines a peaceful community atmosphere with excellent access to local amenities, schools, and transport links. The A19 and A1(M) are within easy reach, providing convenient connections to York, Leeds, Teesside, and beyond. Residents benefit from nearby shops, restaurants, leisure facilities, and rail services in Thirsk, while enjoying easy access to both the North York Moors National Park and the Yorkshire Dales.

Directions:

Leave Market Place heading north on Millgate.
Continue towards the A19 roundabout and follow signs for South Kilvington.
Turn into South Kilvington village and follow Stockton Road through the village centre.
Continue along Stockton Road; the property will be located on your left.

Entrance Hall:**4.56 x 2.09**

Stone tiled flooring, exposed beams, double glazed window, front door.

Utility Room:**3.05 x 2.05**

Lino, worktops, boiler, exposed beams, part tiled walls, washing machine, radiator, worktops, cupboards, basin.

Cloakroom:**1.06 x 0.76**

W/C, window, part tiled walls, lino.

Boot Room:**2.11 x 1.76**

Stone tiled flooring, back door, double glazed window, worktops, cupboards, free standing appliances.

Kitchen:**6.21 x 3.05**

Vinyl flooring, built in appliances, sink, hob, extractor fan, oven, tiled splashbacks, worktops, cupboards, double glazed windows, radiator.

Conservatory:**5.56 x 3.57**

Vinyl flooring, 2x velux windows, radiator, double doors to garden.

Dining Room:**3.25 x 3.60**

Vinyl flooring, double glazed window, exposed beams, radiator.

Living Room:**5.32 x 3.43**

Carpet, 2x radiators, 2x double glazed windows, log burner, exposed beams.

Stairs & Landing:**4.70 x 1.89**

Carpet, banister, loft hatch, double glazed window.

Bedroom 2:**3.23 x 3.67**

Carpet, radiator, double glazed window.

Bathroom:**2.66 x 1.89**

Tiled flooring, tiled walls, shower cubicle, towel radiator, W/C, basin, bath, double glazed window.

Hallway:**5.12 x 0.80**

Carpet.

Bedroom 3:**2.30 x 3.61**

Carpet, radiator, double glazed window.

Bedroom 4:**2.05 x 3.87**

Carpet, radiator, double glazed window, fitted wardrobes.

Master Bedroom:**3.12 x 3.53**

Carpet, radiator, double glazed window, fitted wardrobes.

Shower Room:**1.22 x 1.89**

Tiled walls, shower cubicle, tiled flooring, W/C, basin, towel radiator.

External**Double Garage:****6.15 x 5.89**

Lights, power, electric door, concrete floor.

Outbuildings:**2.96 x 1.67/2.96 x 1.41/2.96 x 1.32/2.96 x 1.46**

Concrete flooring, suitable storage.

Side:

Gated driveway, cobblestone drive to double garage.

Back:

1st tier of the garden, patio, lawn, flowers, bushes.

2nd tier set out as a large allotment with greenhouses

3rd tier fenced bordered paddock, with large gate to the front and access into wild garden at the rear.



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 provided electricity, water and drainage.

MAINTENANCE / SERVICE CHARGE: N/A

WATER METER: Yes

PARKING ARRANGEMENTS: Driveway Parking & Double Garage

BROADBAND SPEED:

The maximum speed for broadband in this area is shown by inputting the postcode 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 it).Minimum age 18.