



Cedar Cottage, Thirsk, YO7

Asking Price: £270,000

Cedar Cottage, Thirsk, North Yorkshire, YO7

Cedar Cottage is an exceptional three-bedroom residence situated within the prestigious grounds of Thirkelby Hall, offering an enviable combination of timeless character, elegant interiors, and peaceful countryside surroundings.

Beautifully presented throughout, the property has been thoughtfully designed to provide spacious and versatile accommodation, with light-filled living spaces that effortlessly balance comfort and sophistication. The welcoming sitting room offers an inviting space to relax, while the contemporary kitchen is finished to a high standard. The ground floor further boasts a cloakroom with storage, and spacious hallway.

The first floor comprises three well-proportioned bedrooms, each complemented by a beautifully appointed bathroom finished with quality fixtures and fittings.

Set within the exclusive Thirkelby Hall estate, Cedar Cottage enjoys an exceptional setting surrounded by mature parkland and open countryside, offering privacy and tranquillity while remaining conveniently placed for the amenities of Thirsk, Easingwold, and the historic city of York. Excellent transport links and easy access to the North York Moors make this a superb location for those seeking both rural charm and connectivity.

Combining period character with contemporary refinement, Cedar Cottage presents a rare opportunity to enjoy elegant country living in one of North Yorkshire's most desirable settings. Viewing is highly recommended.

EPC - E
Council Tax Band - C





Situation:

Cedar Cottage enjoys a delightful setting within the exclusive former Thirkleby Hall estate, surrounded by mature parkland and open countryside on the edge of the picturesque village of Great Thirkleby. Offering a wonderful balance of rural tranquillity and accessibility, the property is ideally positioned just four miles south of the thriving market town of Thirsk, with its excellent range of independent shops, cafés, restaurants, supermarkets, leisure facilities and mainline railway station providing direct services to York, Leeds and London. The property is exceptionally well placed for exploring the outstanding landscapes of the North York Moors National Park, the Howardian Hills National Landscape and the Yorkshire Dales, with an abundance of walking, cycling and outdoor pursuits close by. The nearby landmark of Sutton Bank offers spectacular views and excellent recreational opportunities. Despite its peaceful countryside setting, the property benefits from excellent road connections via the A19 and A1(M), providing convenient access to York, Northallerton, Harrogate, Leeds and Teesside, making it an ideal location for both commuters and those seeking a relaxed rural lifestyle.

Directions:

From Thirsk Market Place, proceed south on the A61 (Millgate), continuing out of the town towards Easingwold. After approximately 3½ miles, turn left into the historic Thirkleby Hall estate. Proceed through the entrance and follow the internal estate road to Cedar Cottage, which will be found within the attractive grounds of the former Thirkleby Hall estate.

Living Room:**5.20 x 4.10**

Electric radiator, floor to ceiling double glazed window, back door, carpet.

Hallway:**2.61 x 1.92**

Wooden flooring, double glazed window, electric radiator, access to stairs.

Kitchen:**5.20 x 2.33**

Front door, back door, lino, worktops, cupboards, built in appliances, sink, oven, hob, extractor fan, tiled splashbacks, electric radiator.

W/C:**2.05 x 0.91**

Lino, W/C, basin, storage cupboard.

Stairs & Landing:**0.87 x 2.92**

Carpet, banister, double glazed window, airing cupboard.

Bedroom 1:**4.03 x 3.08**

Carpet, electric radiator, double glazed window, fitted wardrobe.

Bedroom 2:**5.24 x 2.33**

Carpet, electric radiator, 2x double glazed window.

Bedroom 3:**4.08 x 2.07**

Carpet, electric radiator, double glazed window, loft hatch.

Bathroom:**2.09 x 1.95**

Lino, W/C, basin, shower cubicle, part tiled walls, double glazed window, electric radiator.

Front:

Allocated parking, courtyard, flowerbeds, benches.

Back:

Patio, lawn, hedge borders.



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 electric, water & sewerage.

MAINTENANCE / SERVICE CHARGE: TBC

WATER METER: Not known

PARKING ARRANGEMENTS: Allocated 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.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	42 E	
21-38	F		
1-20	G		