



# Villa Cottage

Carlton Miniott, Thirsk

**STRUTT  
& PARKER**  
BNP PARIBAS GROUP

# A 4-bedroom end terraced period cottage with significant charm and an abundance of character features throughout.

A sensitively extended and renovated double-fronted period cottage with an abundance of period features whilst thoughtfully combining modern amenities. Located in the highly convenient village of Carlton Miniott, close to road networks and the market town of Thirsk.



3 RECEPTION  
ROOMS



4 BEDROOMS



4 BATHROOMS



DOUBLE  
GARAGE



FRONT  
AND REAR  
GARDENS



FREEHOLD  
HOUSE  
1,706 SQ FT



VILLAGE



OFFERS OVER  
£600,000

## The property

Villa Cottage offers warm, character-filled accommodation which has undergone a programme of refurbishment during the current owner's tenure, including rewiring throughout, new windows, a new roof, boiler, solar panels and fitted bedroom furniture.

The accommodation flows from a welcoming through reception hall with original quarry-tiled flooring, a WC, and two staircases to the first floor. It comprises three inter-connecting reception rooms, which enjoy original wooden flooring, a character-filled snug with exposed brickwork walls that further enhance the heritage feel. A sitting room with sash glazing, a fireplace with wood burner and access to the rear terrace and a fully fitted study that leads to the extension to the front of the property. With underfloor heating this space offers a multitude of uses such as a one-bedroom disabled-access annexe or a studio/office. It has its own entrance and modern shower room with a walk-in shower and Motif blue tiles.

The charming, traditional country-style dining kitchen features a range of natural wood cabinetry and

worktops that add a rustic tone. A striking original range with a working original bread oven is set into the chimney breast and provides a charming focal point, complemented by red tiled splashbacks. The kitchen is thoughtfully laid out with ample worktop space and a classic Belfast sink. At the far end, a family dining area sits by a window, creating an inviting space for meals and gatherings. The ground floor accommodation is completed by a useful fitted utility room providing further space for storage and appliances.

The original staircase rising from the reception hall gives access to a part-vaulted double bedroom with wooden flooring, Velux and front aspect glazing, built-in storage and an en suite bathroom. The second, rear staircase gives access to two further bedrooms, both with wooden flooring and fitted wardrobes. The spacious part-vaulted L-shaped principal bedroom has an en suite shower room, while the other bedroom has a part-vaulted en suite bathroom.



## Outside

The property is approached through a central wooden pedestrian gate set into mature hedging. A central paved path leading to the front door and annexe is flanked on each side by a wealth of landscaped mature planting and topiary.

A separate rear driveway provides private parking and gives access to the detached double garage and to the rear garden. Facing south-east, it is laid mainly to lawn bordered by mature planting.

It features a 13ft greenhouse adjoining a paved rear terrace, ideal for entertaining and al fresco dining.

## Location

Carlton Miniott village has a church, local shopping, a Post Office, service station, pubs, a primary school, playing field and fishing lake.

The nearby market town of Thirsk and cathedral city of Ripon offer comprehensive independent and high street shopping, services, pubs, restaurants and entertainment facilities. More extensive amenities are available in Harrogate, York and Leeds. Local sporting facilities include Ripon Racecourse and numerous golf clubs, all set within breathtaking North Yorkshire countryside.

Communications links are excellent: the nearby A1(M) ensures easy access to the national motorway network, as do the excellent links from Thirsk train station which offers regular services to London Kings Cross in approx. 2 hrs.

## Distances

- Ripon 4.8 miles
- Thirsk 7.6 miles
- Harrogate 16.5 miles

## Nearby Stations

- Thirsk
- Northallerton

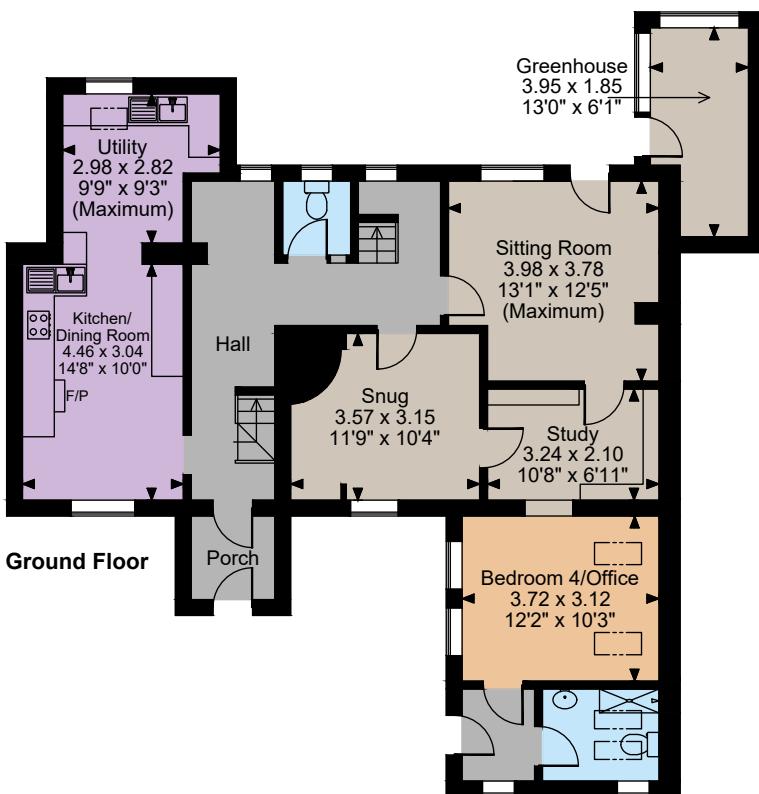
## Key Locations

- Ripon (cathedral city)
- North York Moors
- Yorkshire Dales National Park
- Thirsk Racecourse
- Harrogate (historic spa town)
- York (historic city)

## Nearby Schools

- Ampleforth
- Aysgarth
- Topcliffe CofE Academy
- Queen Mary's School
- Alanbrooke Academy
- Queen Ethelburga's College
- Harrogate Ladies' College
- Cundall Manor School
- Carlton Miniott Primary Academy
- Keeble Gateway Academy
- Dishforth Airfield Community Primary School
- Thirsk School & Sixth Form College
- Sowerby Primary Academy

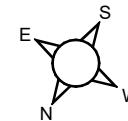




The position & size of doors, windows, appliances and other features are approximate only.

Denotes restricted head height

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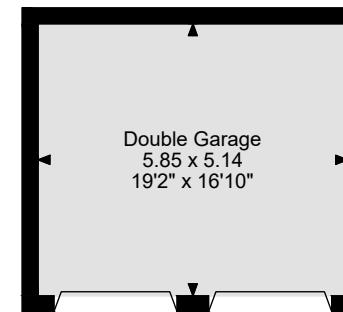
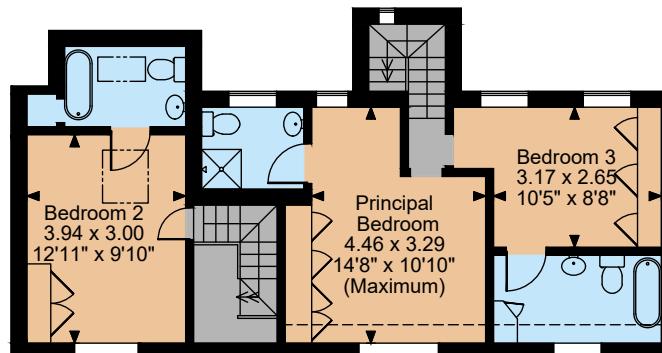
## Floorplans

Main House internal area 1,706 sq. ft (159 sq. m)

Double Garage internal area 324 sq. ft (30 sq. m)

Total internal area 2,030 sq. ft (189 sq. m)

For identification purposes only.



## Directions

Post Code: YO7 4NJ

What3words: ///fault.configure.eaten

## General

**Local Authority:** North Yorkshire Council

**Services:** Mains gas, electricity, water and drainage. Central heating with combi boiler. Solar panels.

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** Band E

**EPC Rating:** C Rating

**Wayleaves and easements:** The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

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## Harrogate

9 Westgate House, Albert Street, Harrogate HG1 1JX  
**01423 561274**

harrogate@struttandparker.com  
struttandparker.com



@struttandparker

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