



HUDSON
MOODY

Loups Cottage , Thixendale, Malton YO17 9TG



WONDERFUL LIFESTYLE COTTAGE nestled in a small valley within the beautiful Yorkshire Wolds with **AMAZING COUNTRY VIEWS**. Located approximately 10 miles from the excellent facilities in the nearby market town of Malton and a commutable 17 miles from the City of York. Conveniently offered with **NO ONWARD CHAIN**.

Constructed in 1996 with reclaimed bricks, we offer a lovely home that combines cottage charm with modern building standards. Loups Cottage has been loved and continuously improved by the same owners for 20 years.

The front entrance opens into a wide and welcoming entrance hall including a coats area in the porch end. Open space under stairs. Recently re-fitted ground floor cloakroom/WC. There is a good-sized living room featuring a multi-fuel stove set on a York stone hearth with brick surround. To the rear of the property is a spacious 'L' shaped kitchen diner that flows through to a superb oak framed, garden room extension (added in 2016) with floor to ceiling triple-glazed windows, designed to capture the countryside views. The bespoke kitchen is fitted with a range of painted wall and base oak units with Silestone worktops. Integral units include Bosch double oven/grill, electric hob, extractor unit and refrigerator. Beyond the kitchen is a utility room providing access to the rear garden and to the integral garage.

To the first floor are four bedrooms, three of which are double rooms, plus a single, all enjoying countryside views. There is also a contemporary shower room. On the landing an airing cupboard and ceiling access to a well insulated/boarded loft.

At the front of the house there is a small, landscaped garden enclosed by a low brick wall and, to the side, a block paved driveway providing off-road parking.

To the rear of the property is an extensive stone-paved patio and a secluded, south-facing cottage garden leads from this, with hedged boundaries and several mature trees. To three sides there are well-stocked perennial borders and also a sizeable walled vegetable garden with a timber shed and a 6 x 8 ft greenhouse.

In summary, a wonderful cottage standing in an idyllic position which is likely to appeal to a wide range of buyers.

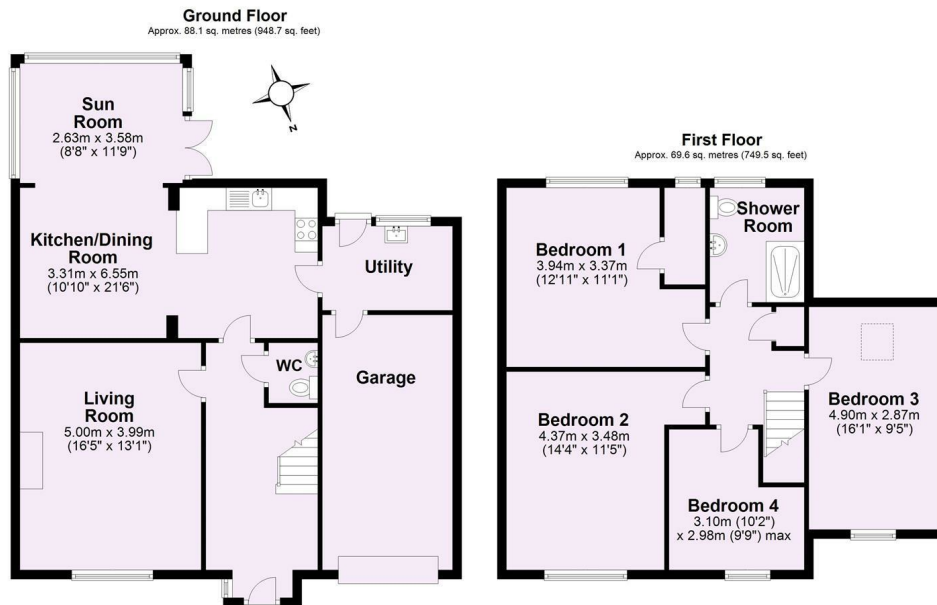


- 4 Bedroom Detached Cottage
- Lovely Countryside Views
- Highly Attractive Wolds Village
- Superb Garden Room
- Wildlife Rich Garden
- Walled Vegetable Garden
- Solar Panels + Fast Broadband Speed
- EPC: D
- Call Hudson Moody to View

Guide Price £499,500

Tenure: Freehold

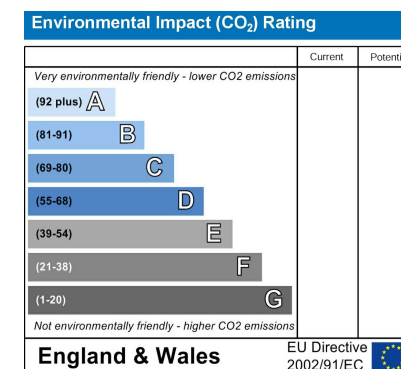
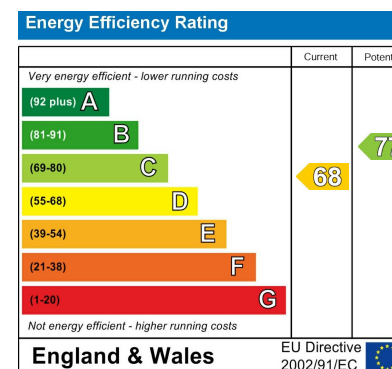




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Plan produced using PlanUp.



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Representations using PlanUp.



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