



IVY COTTAGE, MAUNBY, THIRSK
£465,000

Carter Jonas

IVY COTTAGE, MAUNBY, THIRSK, YO7 4HD

Nestled in a picturesque Yorkshire village, this charming rural cottage exemplifies country living and presents an exciting opportunity for further development with the potential to convert a barn to the rear (subject to planning approval).

The cottage features two inviting bedrooms, a spacious and elegant lounge that flows seamlessly into an extended garden room, and a delightful country-style dining kitchen. The well-appointed house bathroom conveniently serves both bedrooms.

Outside, a winding gravel driveway meanders through the front garden, leading to a charming ivy and honeysuckle-clad pergola and a carport, also adorned with ivy and clematis, offering parking or storage solutions. The rear garden is a tranquil retreat, complete with a patio, lawn, barn annex, garden shed, and workshop.

Located in the serene village of Maunby, positioned between Thirsk and Northallerton, the property enjoys scenic views of surrounding fields. Nearby South Otterington is home to a highly regarded primary school, while shops and recreational facilities are easily accessible in the surrounding area. For commuters, the A19, A1M, and major roads leading to the bustling urban centres of Leeds, Teesside, York, and Harrogate are within easy reach. Additionally, the main East Coast railway line can be accessed from Carlton Miniott and Northallerton.

TENURE Freehold

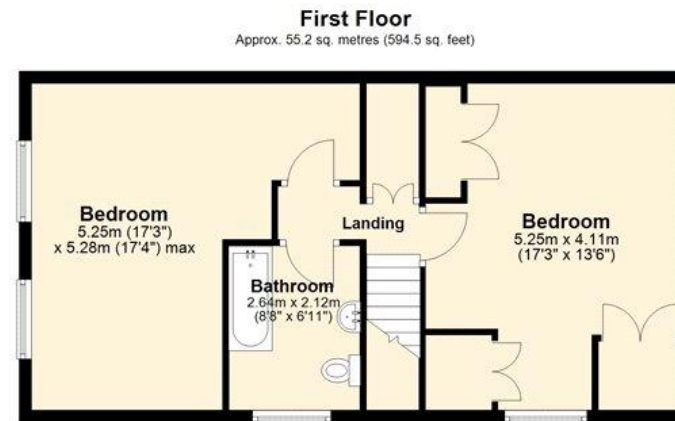
EPC BAND E

A CHARMING COTTAGE SITUATED IN A PRETTY VILLAGE AND BENEFITTING FROM A RANGE OF OUTBUILDINGS.

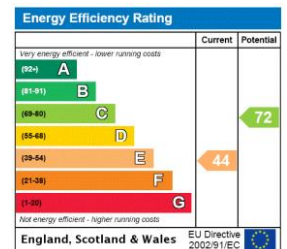








Total area: approx. 146.5 sq. metres (1577.2 sq. feet)
Ivy Cottage, Maunby, Thirsk



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Classification L2 - Business Data