

Hamilton Lodge

PLOT 25

Thornton
Le Dale HOMES



4 Bedroom Detached Home

ABOUT THE PROPERTY

Impressive, double fronted house with a large garden.

Accommodation list

- Accommodation of 1800 sq ft arranged over two floors
- Elegant and generous proportions
- High specification and well appointed throughout
- Timber framed canopy with galled brackets over the front door
- Large kitchen/dining and garden room filled with natural light
- Anthracite Grey aluminium bi-fold doors and elegant orangery
- Useful guest cloakroom and utility room
- Staircase with oak handrail leads to a galleried landing
- Spacious main bedroom has en suite with walk in shower
- Generous gardens to the front and rear, west facing with a southerly outlook
- Detached brick built double garage and off street parking



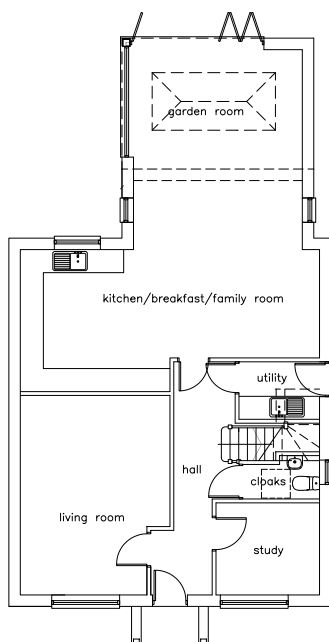
07966 366243

W&W Estates (Thornton Dale) Ltd

To enquire call

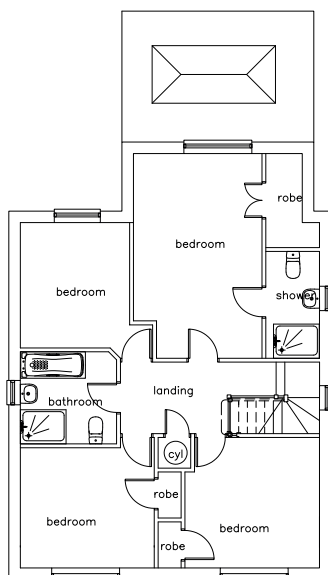
GROUND FLOOR

Room	L x W (m)	L x W (ft in)
Living Room	5.2 x 3.9	17'1" x 12'10"
Kitchen/Family/Breakfast	7.8 x 3.7	25'7" x 12'2"
Orangery	5.5 x 4.5	18'1" x 14'10"
Study	2.7 x 2.4	8'11" x 7'11"
Utility	3.6 x 2.9	11'10" x 4'11"

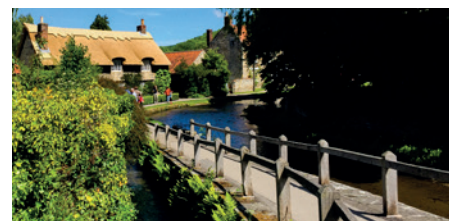


FIRST FLOOR

Room	L x W (m)	L x W (ft in)
Bedroom 1	5.3 x 3.4	17'5" x 11'2"
Bedroom 2	3.9 x 3.4	12'10" x 11'2"
Bedroom 3	3.8 x 3.0	12'6" x 9'11"
Bedroom 4	3.3 x 2.9	10'10" x 9'7"



ABOUT THE LOCAL AREA



Pickering 3 miles, Malton 9 miles, Helmsley 15 miles, York 27 miles. (Distances approximate)

Thornton le Dale lies on the southern fringe of the North York Moors and is one of the most picturesque villages in North Yorkshire. It has a thriving community and a range of superb amenities including pubs, primary school, bakers, chemist, independent shops, cafes and restaurants. Local sports amenities include cricket, football, squash and a bowling green.

There are high performing state and private schools in the area, and the nearby market town of Pickering provides all the attractions of an established market town.

Access to York, Leeds and the motorway network is via the A64, some 7 miles away. From Malton railway station are connections to London/Scotland from York. Trains reach Kings Cross in 1 hour 45 minutes. West along the A170 is the A1. Bus transport connects to Scarborough, Whitby, York, Leeds, Tadcaster and Sutton Bank.

www.thorntonledalehomes.co.uk