



Tanglewood Bungalow
Thixendale
YO17 9TG

ASKING PRICE OF

£475,000

2 Bedroom Detached Bungalow with potential for
development (subject to planning consents)

• Est. 1891 •
Ulllyotts
Estate Agents

01377 253456



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Garage & Off
Road Parking



Oil Central Heating

Tanglewood Bungalow, Thixendale, YO17 9TG

A VERY RARE OPPORTUNITY to acquire a property in what is a highly desirable 'true' village setting surrounded by rolling countryside and offering huge scope for development, if required.

Having been in the same ownership for many decades, the sale of this property provides the new owners with an opportunity of a totally new way of life. The bungalow itself is, in its current form, modest however, offers huge scope to either extend outwards or upwards, as required, subject to appropriate planning consents. In addition to this, the substantial plot offers the potential for future development and has previously benefitted from outline planning consent for a single dwelling which has subsequently lapsed.

The property also includes a characterful detached outbuilding, formerly The Old Joiners Shop, that offers the potential to create a useful workshop or even develop or re-develop into a residential dwelling, if required.

In short, this is a perfect opportunity to purchase a property in a location which is seldom available and, given the development potential, develop this to your own requirements, or enjoy the existing bungalow which has been the case for the current owner for many years.

THIXENDALE

Thixendale is a small, peaceful village in North Yorkshire, surrounded by the beautiful rolling hills of the Yorkshire Wolds. The village is known for its attractive stone houses, quiet countryside and scenic walking routes. It is part of the famous Yorkshire Wolds Way, making it a popular destination for walkers and nature lovers. Thixendale has a strong rural character and offers visitors a chance to enjoy the tranquility and natural beauty of the Yorkshire countryside.



Lounge/Bedroom



Kitchen



Living Room



Bedroom

Accommodation

The property stands back from the roadside accessed via a stepped path which leads to the:

FRONT ENTRANCE

with blocked doorway leading into the kitchen area and additional door leading into:

BEDROOM/LOUNGE

14' 5" x 10' 8" (4.41m x 3.26m)

This is currently used as a lounge but could easily be used as a bedroom, if required. There is currently a fireplace with open fire, dual aspect windows and radiator.

BEDROOM

14' 5" x 10' 4" (4.41m x 3.17m)

With rear facing window. Radiator.

LIVING ROOM

11' 3" x 10' 5" (3.45m x 3.18m)

This room is currently used as a dining room by the vendor. Radiator.

Arched opening into:

KITCHEN

13' 10" x 10' 9" (4.23m x 3.28m)

Fitted along two walls with a range of base and wall mounted cupboards all finished with oak style panelled doors and

worktops over. Inset one and a half bowl stainless steel sink with base cupboard beneath, integrated electric oven and hob with extractor over and integrated refrigerator. Built-in storage cupboard. Radiator.

Door leading into:

SIDE PORCH

With door out to the front.

OUTSIDE

The property stands on an extensive plot. There is huge potential to develop the plot even further by way of either an extension outwards or upwards, subject to planning consent. The property enjoys a wide frontage onto Main Street and, therefore, offers the potential for further development by way of a separate building plot which has previously had outline consent to develop.

This part of the plot contains the old joiners shop, a detached outbuilding measuring 7.10m x 5.27m.

The garden itself is again extensive extending to the rear of the property into a sloped area benefitting from many trees for added seclusion.

CENTRAL HEATING

Oil fired central heating to radiators. The boiler also provides domestic hot water.



Bathroom



Garden



Side Elevation



Garden

DOUBLE GLAZING

Sealed unit double glazing throughout.

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

SERVICES

Mains water and electricity. Drainage is by private means.

COUNCIL TAX

Band D.

ENERGY PERFORMANCE CERTIFICATE

Rating F.

NOTE

Heating systems and other services have not been checked. All measurements are provided for guidance only. None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent. Floor plans are for illustrative purposes only.

VIEWING

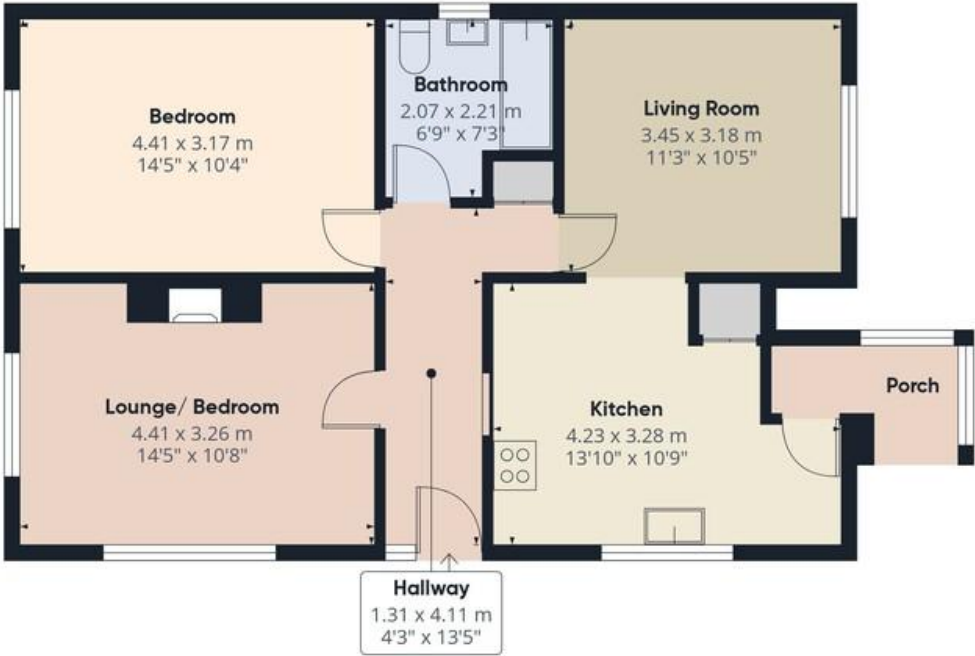
Strictly by appointment with Ulyotts 01377 253456 - Option 1. Regulated by RICS



Rear Elevation



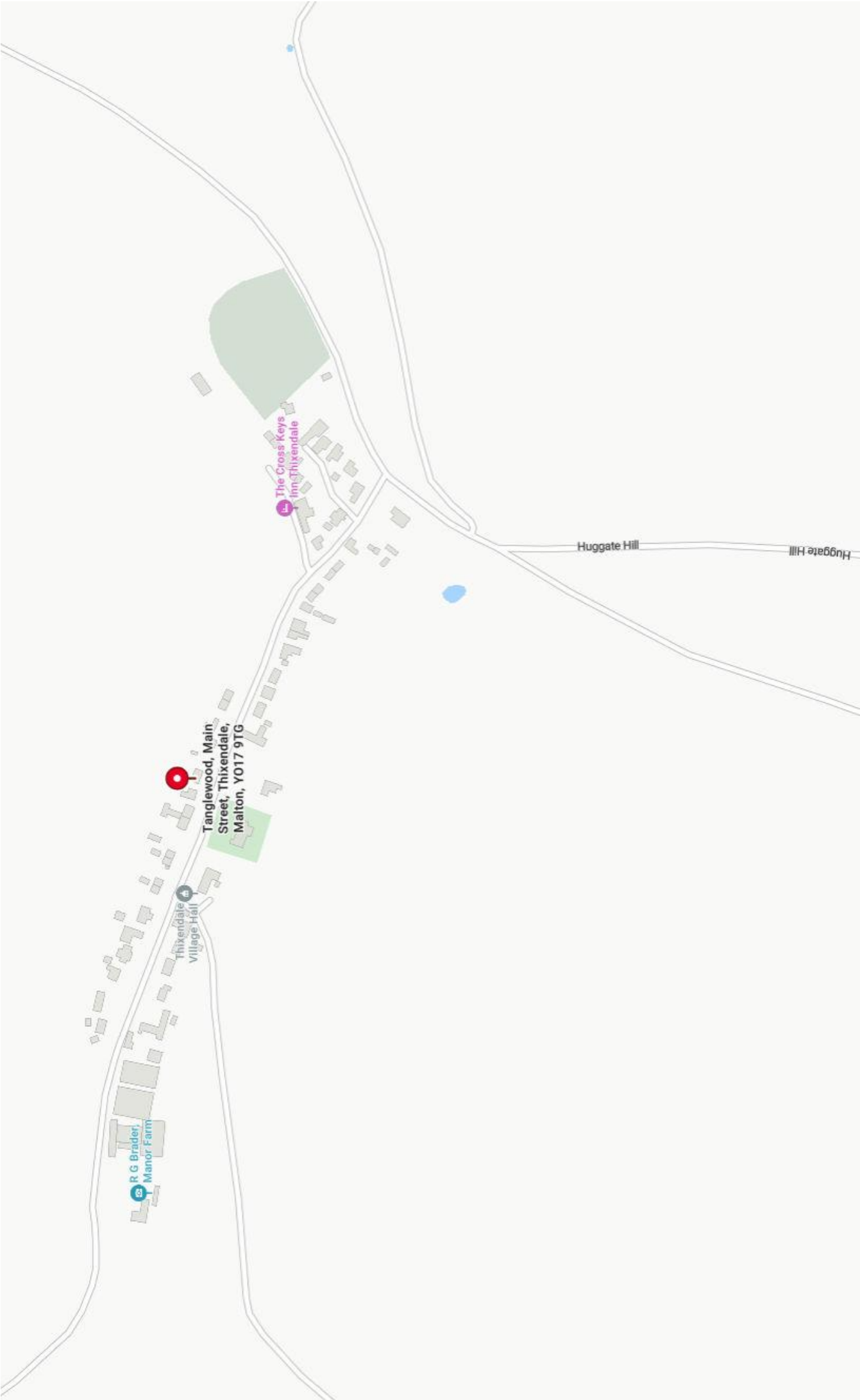
The digitally calculated floor area is 61 sq m (657 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Floor 1 Building 1



Floor 0 Building 2



■ Est. 1891 ■
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