



2 SOUTH VIEW, MAUNBY  
THIRSK, NORTH YORKSHIRE, YO7 4HF



## 2 SOUTH VIEW

Maunby, Thirsk, North Yorkshire, YO7 4HF

A charming three-bedroom country cottage enjoying one of its finest features - a magnificent, beautifully established garden extending to approximately 0.3 acres. Nestled within the picturesque village of Maunby, the property seamlessly combines period character with practical family living and further benefits from ample parking, a detached double garage with workshop and an idyllic setting within easy reach of Northallerton and Thirsk.

- Popular Village Location
- Three Double Bedrooms
- Off Street Parking & Garage
- Stunning Gardens in an approx. 0.3 Acre Plot
- Characterful Features Throughout
- EPC Rating TBC

**OFFERS OVER £375,000**

### GET IN TOUCH

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## DESCRIPTION

Occupying a magnificent plot of approximately 0.3 acres, this delightful country cottage enjoys exceptional, beautifully established gardens that provide a wonderful degree of privacy and create an idyllic setting in the sought-after village of Maunby.

The property is accessed via a welcoming entrance hall with useful cloaks storage and staircase rising to the first floor. To the right is a delightful living room, full of charm and character, featuring exposed ceiling beams, a large bay window overlooking the front garden and an attractive log burning stove set within a brick fireplace with painted timber mantel, creating a warm and inviting focal point.

To the rear is a lovely farmhouse-style kitchen diner fitted with quality solid wood wall and floor units, laminate worktops and sink with drainer. There is a freestanding range cooker with extractor hood over, exposed ceiling beams, useful understairs storage cupboard and a door providing access to the side of the property. The kitchen continues into a further preparation area with additional units, plumbing for a dishwasher and space for a fridge. Beyond is a practical utility room with plumbing for a washing machine, space for a tumble dryer and tall fridge freezer, whilst also housing the oil-fired central heating boiler.

To the first floor are three generous double bedrooms together with a modern house bathroom comprising a panelled bath with shower over, wash hand basin set within a vanity unit and WC.

Externally, the property offers ample off-street parking to the front on a gravelled and paved driveway, enclosed by mature hedging and attractive planted borders. A shared access beneath a flying freehold leads through to the rear where there are two useful external stores, offering potential for incorporation into the accommodation, subject to the necessary consents.

The true highlight of this wonderful cottage is undoubtedly its exceptional gardens. Extending to approximately 0.3 acres, they provide a rare combination of space, privacy and maturity, creating a beautiful setting that is seldom found with properties of this type. Thoughtfully landscaped and lovingly maintained over many years, the gardens comprise expansive lawns, colourful wildflower areas, mature trees,







established hedging, pergolas and a variety of paved and cobbled seating areas, offering somewhere to enjoy the garden throughout the day. Filled with an abundance of mature plants, flowers and shrubs, the gardens provide year-round colour and interest whilst creating a peaceful haven for both keen gardeners and those simply wishing to enjoy the outdoors. Completing the outside space is a substantial detached double garage with an adjoining workshop, benefiting from power and lighting, together with several useful timber sheds providing excellent storage.

### **LOCATION**

Maunby is a picturesque and peaceful North Yorkshire village, perfectly positioned between the market towns of Northallerton and Thirsk. Set amidst beautiful open countryside and bordered by the River Swale, it offers an idyllic rural lifestyle while remaining well connected to nearby amenities and transport links. The village is known for its friendly community spirit, traditional charm, and attractive mix of period homes and cottages. With scenic walks, cycling routes, and an active village hall at its heart, Maunby provides the perfect balance of tranquility and accessibility — a quintessential Yorkshire village offering a slower pace of life in a stunning natural setting.

### **Charges, Services & Tenure**

North Yorkshire Council Tax Band C. Mains electricity, water and drainage are connected. Oil-fired central heating boiler to radiators and also supplying hot water. The property is Freehold.

### **Viewings**

By appointment with the Agents. Please contact 01609 773004.

### **Agent's Notes**

Please note the property is subject to a flying freehold over the shared access passageway leading to the rear garden. The passageway is shared with the adjoining property and purchasers should be made aware of this arrangement. Relevant details will be confirmed by the seller's solicitor during the conveyancing process.

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