



**MANOR COTTAGE, APPLETON-LE-MOORS**  
£795,000

**Carter Jonas**



# MANOR COTTAGE, APPLETON-LE-MOORS

Commanding panoramic southerly views across the picturesque Vale of Pickering towards the Howardian Hills, this substantial 5-bedroom family residence offers generous and flowing accommodation—ideal for those seeking a blend of hybrid working or simply a retreat from the hustle and bustle of urban life.

The journey begins in the entrance hall, granting access to the spacious dining kitchen. Beyond lies the expansive living room, which seamlessly connects to the garden room, followed by the library and dining room.

Now, let's pause to appreciate the garden room. Its large windows frame stunning views over the garden and rolling hills, creating a serene space to start your day. Completing the ground floor are the WC, utility room, and garage.

Venturing upstairs, you'll find five well-proportioned bedrooms awaiting exploration. The master bedroom boasts an en-suite bathroom, while the family bathroom—unusually spacious—captures the imagination, rivalling the size of many double bedrooms.

Outside, the property features an attached garage, off-street parking, and beautifully tended south-facing gardens, all designed to maximize the outstanding long-range views.

In summary, this exceptional family home is nestled within a prime North York Moors National Park village, conveniently situated within the sought-after Ryedale School catchment area. Plus, it's just minutes away from the charming market towns of Kirkbymoorside, Helmsley, and Pickering, with easy access to Thirsk (23 miles) and York (29 miles).

TENURE Freehold

LOCAL AUTHORITY North Yorkshire Council

EPC BAND F

## IMPOSING 5 BEDROOM COTTAGE OFFERING STUNNING VIEWS OVER THE VALE OF PICKERING







Classification L2 - Business Data





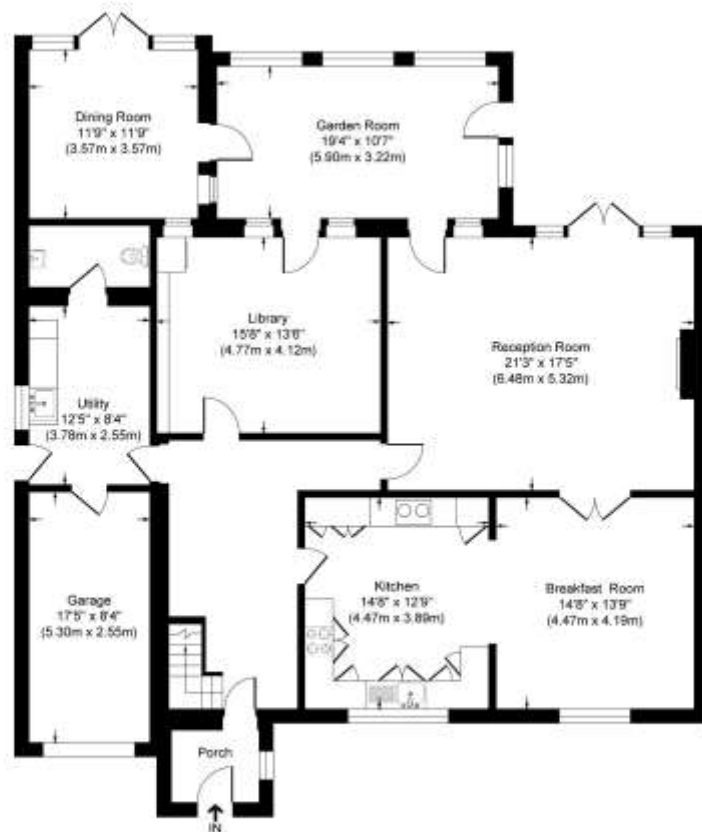
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## Appleton le Moors Manor Cottage

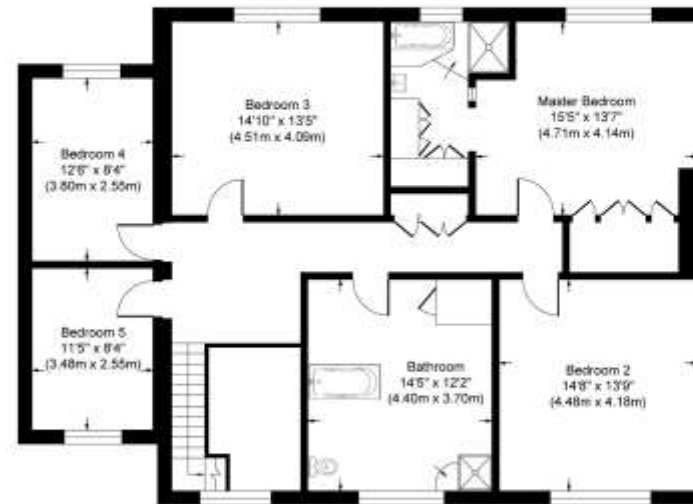
Approximate Gross Internal Floor Area = 314.8 sq m / 3389 sq ft

Ground Floor Area = 182.8 sq m / 1960 sq ft

First Floor Area = 132.0 sq m / 1421 sq ft

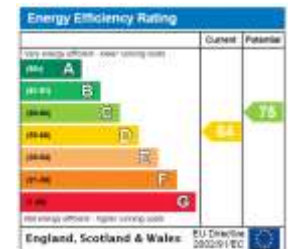


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



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