



Corner Cottage Village Green, Thirsk, YO7 3PL  
Price Guide £295,000



**Luke Miller & Associates**  
ESTATE AGENTS LETTINGS AGENTS FINANCE

A fully modernised three-bedroom detached cottage in Rainton, offered with no onward chain. Updated throughout with contemporary fittings, new electrics and heating, the property offers open-plan living, a low-maintenance garden with outbuilding and off-street parking—ready to move straight into.



## **Summary**

A fully modernised three-bedroom detached cottage set within the sought-after village of Rainton, offered with no onward chain. Updated throughout with contemporary fittings, new electrics and heating, the property provides well-balanced, open-plan living, a low-maintenance garden with a useful outbuilding and off-street parking. A ready-to-move-into home combining modern standards with a village setting, ideal for buyers seeking both space and convenience.

## **The Property**

The property has been fully modernised throughout, offering a contemporary finish while retaining the feel of a period-style cottage in a well-regarded village setting. Improvements include updated electrics, a modern central heating system and upgraded fixtures and fittings, providing a move-in ready home with a clean, current standard throughout.

On entry, a vestibule provides a practical space for coats and boots while also serving as a welcoming reception area. The lounge, positioned to the right-hand side, centres around a wood-burning stove set within a brick fireplace, creating a comfortable focal point, with a window to the front elevation bringing in good natural light. Open plan from here, a further living area offers generous, versatile space suited to modern day living, also benefitting from a front-facing window.

The layout continues through to a defined dining area with double patio doors opening onto the garden, reinforcing the connection between inside and out. The adjoining kitchen is fitted with a contemporary range of base and wall units, integrated appliances and ample worktop space, finished with tiled splashbacks and a window overlooking the rear.

To the first floor are three well-sized and well-presented bedrooms, each offering space for freestanding furniture and wardrobes. The bathroom has been updated in a modern style with a panel bath and shower over, WC, and a wash hand basin set on a vanity unit, complemented by tiled surrounds and a window to the rear.

Externally, the front has been laid to stone to provide off-street parking. The rear garden is designed for ease of maintenance, offering a practical seating area with access to a brick outbuilding. This space is fitted with power and lighting, making it suitable for storage, a home office or workshop.

Set within the village of Rainton, the property enjoys a well-kept rural setting with a traditional layout, open green spaces, a parish church and a village hall that hosts local events. Bus routes pass through the village connecting to nearby centres including Thirsk and Ripon, and road links provide straightforward access to the wider area. The surrounding countryside is close at hand, offering walks and open views, while still keeping everyday amenities within reach.

The property offers more space than first expected and is well positioned for access to nearby towns and commuting routes. Viewings are recommended to fully understand the layout and setting.

The property is Freehold

Council: North Yorkshire

Tax Band: TBC

EPC: TBC

EPC Link: TBC

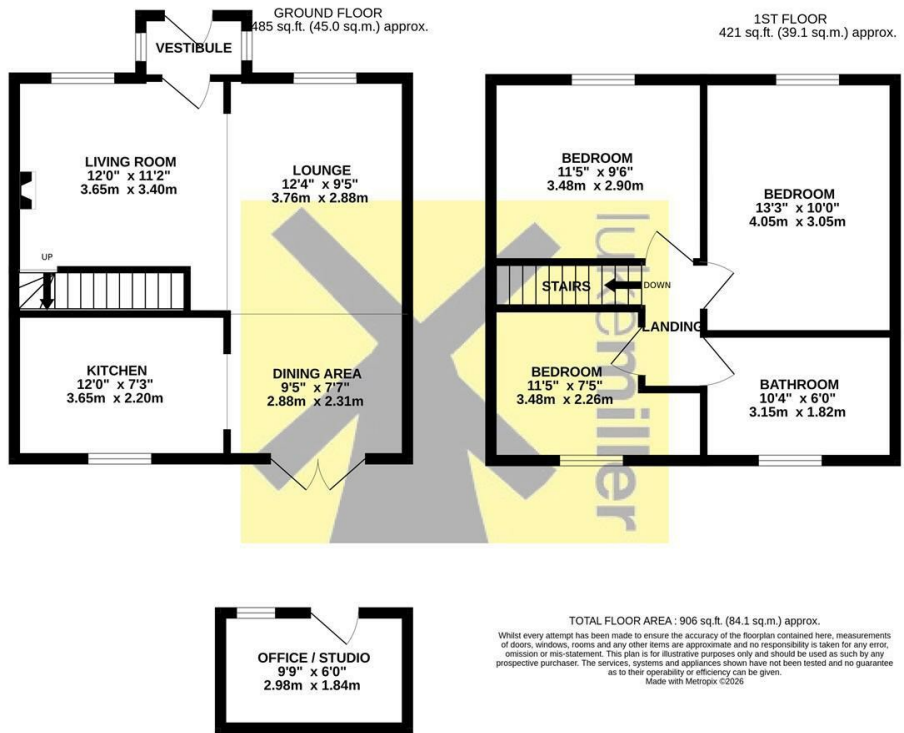
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