



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



2 Kirkgate Mews, Thirsk, YO7 1PT
Price Guide £200,000

An Excellent Opportunity – Versatile Cottage Near Thirsk Centre

A superb opportunity to acquire a well-maintained cottage located just a short walk from Thirsk’s vibrant town centre. Currently run as a successful holiday let, the property presents strong income potential while also being well suited to first-time buyers or those seeking a low-maintenance retreat. Its proximity to popular local attractions, including the World of James Herriot Museum, enhances both its rental appeal and lifestyle value.

The Property

Dating back from the 19th century with characteristic exposed beams, this charming Cottage in the Heart of Thirsk – Ideal Holiday Let or Investment

A fantastic opportunity to purchase this well-presented cottage, ideally situated in the very heart of Thirsk. Currently operating as a successful holiday let, the property generates a healthy short-term rental income and would make a perfect investment or easily managed second home.

The spacious and well-appointed kitchen provides excellent storage solutions and has ample space for a dining table and chairs. There is also a large under-stairs storage cupboard and a staircase leading to the first floor.

Adjacent to the kitchen is the generous lounge, featuring a decorative electric fireplace and surround as the focal point.

Upstairs, the property offers a large double bedroom and a single bedroom—ideal for bunk beds or flexible guest arrangements. The bathroom includes a full-sized bath with tiled surround, WC, and wash hand basin.

Externally, the property benefits from private parking directly in front of the cottage for one vehicle.

Tucked discreetly behind a well-known and established hotel/B&B, the cottage enjoys an exceptional location just moments from the town centre, the renowned James Herriot Museum, and the historic St Mary’s Church.

Important Information

Tenure: Freehold

Council: North Yorkshire Council
Council Tax Band: A
EPC Rating: E
EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/5907-5426-4800-0218-6206>

Please note that accounts will be disclosed to interested parties via an accountant or legal / financial representatives only

The market town of Thirsk

Thirsk is ideally located for country pursuits and offers a racecourse, excellent golfing facilities, and various sports opportunities. Situated in 'Herriot Country' between the Yorkshire Dales and North York Moors National Parks, it provides a charming living environment.

The town’s market square features a wide range of independent shops, restaurants, and cafes, adding to its appeal.

Thirsk has excellent road links to Harrogate (22 miles), York (21 miles), Leeds (30 miles), and Teesside (23 miles), as well as rail connections via the TransPennine Express and Grand Central, offering direct access to London Kings Cross in under 2½ hours. Airports at Durham Tees Valley (25 miles) and Leeds Bradford (35 miles) further enhance connectivity.

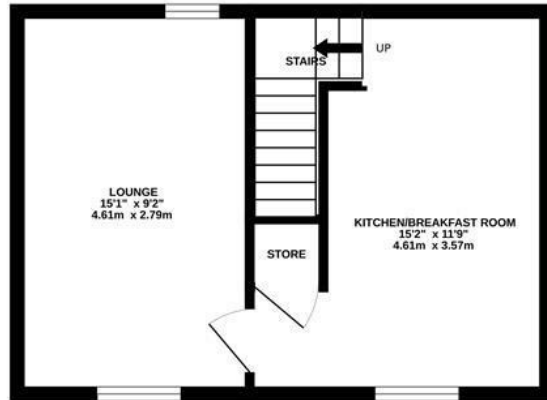
Thirsk has three primary schools and a secondary school, with well-regarded private schools, including Queen Mary’s, Cundall Manor, Ampleforth, and Queen Ethelburga’s, within a 20-mile radius.

Disclaimer

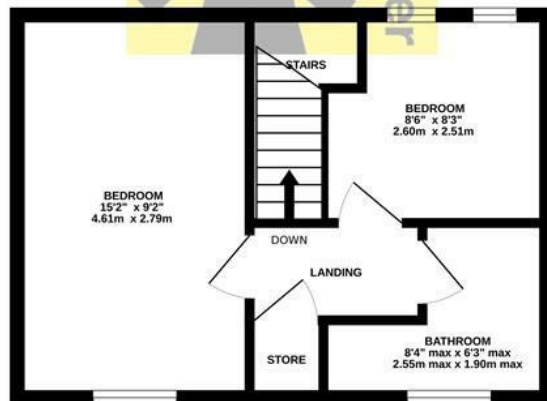
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GROUND FLOOR
316 sq.ft. (29.3 sq.m.) approx.



1ST FLOOR
316 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA: 632 sq.ft. (58.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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