



NOVE

2 Causeway Crest, Thirkleby

Thirsk

Guide Price £550,000

2 Causeway Crest

Thirkleby, Thirsk

Holly Cottage sits within the quiet village of Great Thirkleby, a short distance from Thirsk, and is one of those rare properties that reveals itself slowly. The approach alone sets the tone: a gated central pathway winds through a richly planted front garden, passing beneath a timber pergola draped in climbing roses and mature flowering plants, before the cottage itself comes into view. The facade is everything the name promises, red brick, leaded light windows, a painted timber canopy porch and a soft sage green front door, framed by climbers and surrounded on all sides by colour.

The property is a period terraced cottage of considerable character whilst being lovingly updated including a full roof replacement and Boiler replacement within the last 5 years. The property offers three bedrooms, two generous reception rooms, a country kitchen with separate utility room, ground floor WC and a first floor bathroom, across 1,476 square feet of well-considered accommodation. To the rear, the plot extends well beyond what the frontage suggests, with a sequence of distinct garden spaces, a gravelled parking area and a detached brick built double garage.

Great Thirkleby sits within a quiet North Yorkshire civil parish approximately four miles south-east of Thirsk. It is a small, close-knit community with a strong sense of identity, known locally for its active village life, pop-up events and the kind of informal gatherings that characterise the best rural communities in this part of Yorkshire. The A19 provides swift road access north to Teesside and south towards York, while Thirsk itself, just minutes away, offers a full range of day-to-day amenities including supermarkets, independent shops, schools, a racecourse and a railway station on the East Coast Main Line with direct services to both Edinburgh and London. The surrounding countryside, with the Hambleton Hills to the east and the Vale of York stretching to the south and west, provides excellent walking and cycling on the doorstep.

- Extensive landscaped gardens
- Full Roof Replacement 2023
- Multiple outdoor seating areas
- Off-road parking (driveway and garage)





Entrance

6' 0" x 3' 7" (1.82m x 1.08m)

A central covered entrance porch welcomes you to Holly Cottage and provides instant access to either the Living Room or Dining Room.

Living room

16' 2" x 14' 2" (4.94m x 4.33m)

The principal reception room is to the front of the ground floor, a well-proportioned space with oak parquet flooring, a period fireplace with painted white surround, marble inset and a living flame insert, and deep alcove shelving to either side of the chimney breast. Period features are retained with original coving adding to the charm of this Cottage. The leaded light window looks out over the garden, and the room has a settled, comfortable quality that takes no effort to imagine living in.

Dining room

13' 9" x 13' 3" (4.20m x 4.05m)

A second reception room of equal standing, again with oak flooring, coving and a leaded light window to the garden. The fireplace here is a freestanding cast iron wood burning stove, set within a painted surround with a decorative patterned tile surround and a solid oak beam mantel. An arched alcove recess provides display space and a painted built-in cupboard sits to one side. This is a room that works equally well for everyday family dining and for entertaining.



Kitchen

13' 1" x 15' 0" (4.00m x 4.56m)

The kitchen is a proper country kitchen in every sense. Painted shaker cabinetry by Treske, in cream runs throughout, with dark granite worktops, a double Belfast sink beneath the window, a fitted dishwasher and a Falcon range cooker in cream set within a painted mantel surround with a sage green and white decorative tiled splashback. Open plate rack shelving, glazed display cabinets and a tall larder unit provide generous storage, and the room is large enough to accommodate a breakfast table and chairs comfortably. Pendant lights in sage green hang over the worktop. A door leads through to a rear Hall.

Hallway

13' 3" x 3' 5" (4.05m x 1.03m)

The rear hall is an open space, offering access to the rear gardens, a ground floor toilet, utility room, stairs to the first floor, with storage beneath and access to the Living Room. The flooring is tiled, an ideal solution for any gardeners boots.

Utility

6' 3" x 3' 2" (1.90m x 0.97m)

A useful utility space with plumbing for washing machine and dryer, a sink with mixer tap and housing the recently upgraded oil boiler.

Ground Floor Toilet

7' 7" x 5' 9" (2.30m x 1.75m)

The ground floor W.C houses a wall mounted toilet with recessed cistern and push button flush and a hand basin in white. A small window provides light and ventilation.

Hallway

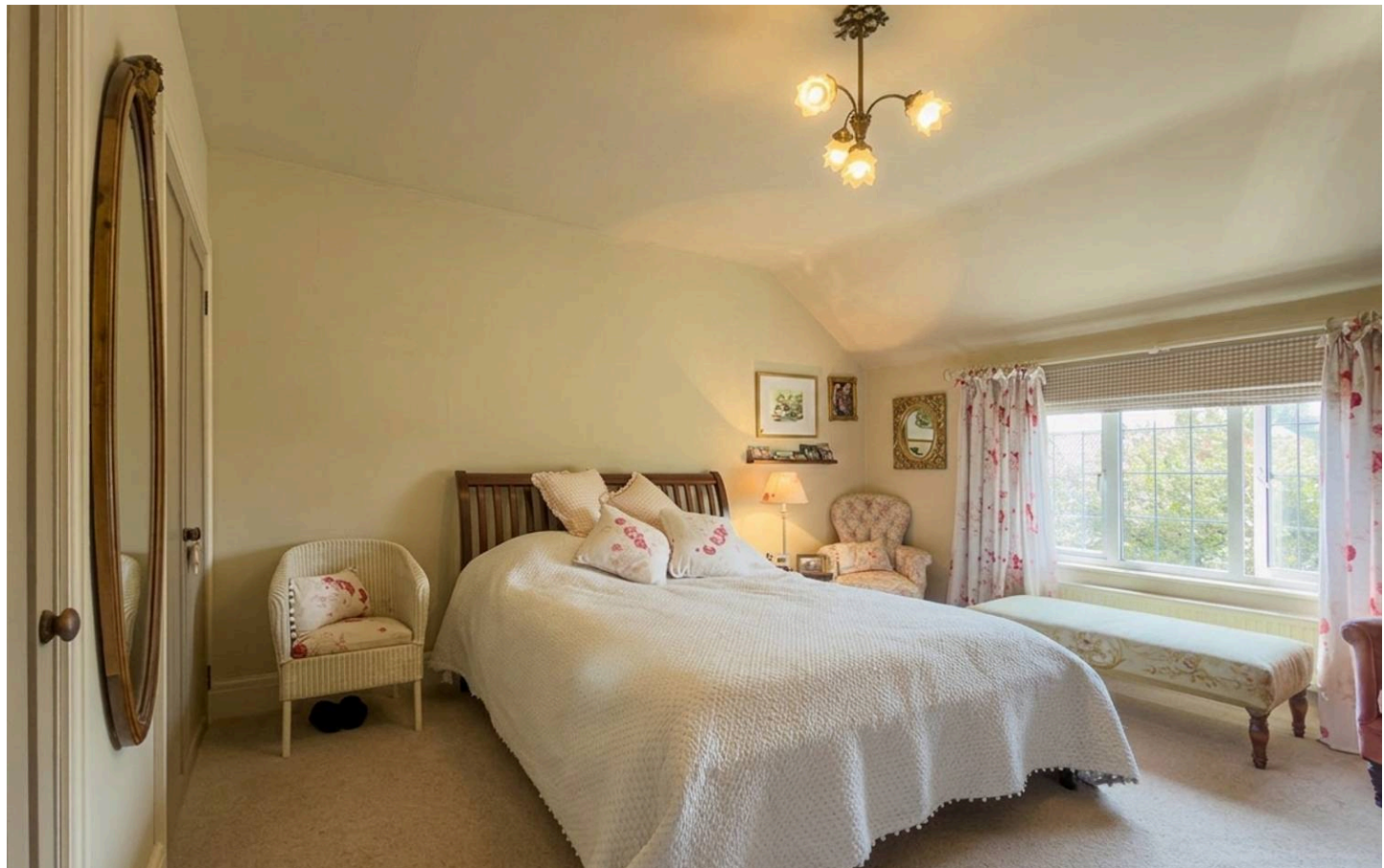
10' 8" x 5' 9" (3.25m x 1.75m)

The landing is a characterful space in its own right. A vaulted ceiling with an exposed beam runs above a generous open landing with built-in shelving used as a library, and a gallery of framed pictures and prints lines the stairwell wall. An arched opening leads through to the secondary landing serving the second bedroom, with a window overlooking the garden.

Primary Bedroom

15' 5" x 13' 10" (4.69m x 4.21m)

A generous principal bedroom to the front of the cottage, with a vaulted ceiling following the roofline, carpet throughout and a retained period fireplace with painted white surround and cast iron insert. Two built-in wardrobes in painted tongue-and-groove style provide good storage. The leaded light window looks out over the front garden, and the room has a quiet, settled character well suited to its position in the house.





Bedroom Two

14' 0" x 14' 0" (4.26m x 4.26m)

A substantial second bedroom, equal in floor area to the primary, also to the front with garden views. The vaulted roofline ceiling continues here, with timber flooring and two built-in wardrobes with painted six-panel doors. A versatile room that works well as either a bedroom or as a dual-purpose space. The current owner has created a large loft hatch with drop down ladder in this room to provide easy access to the insulated and boarded attic.

Bedroom Three

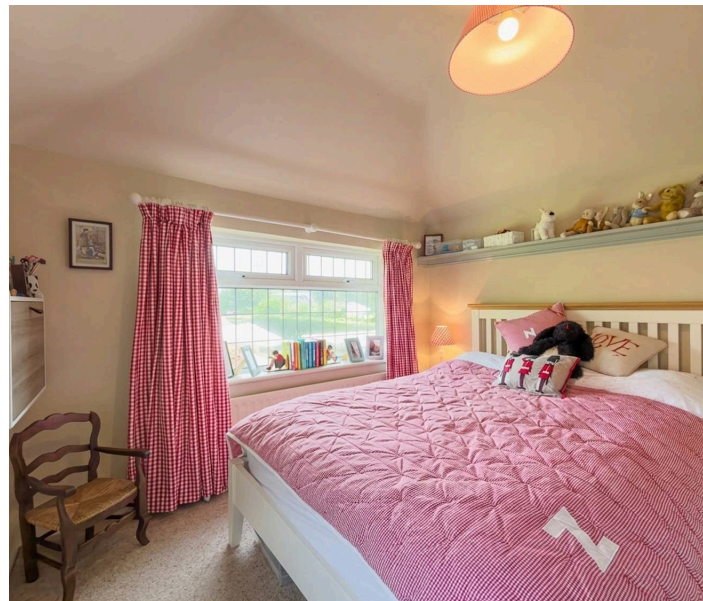
9' 11" x 9' 2" (3.02m x 2.80m)

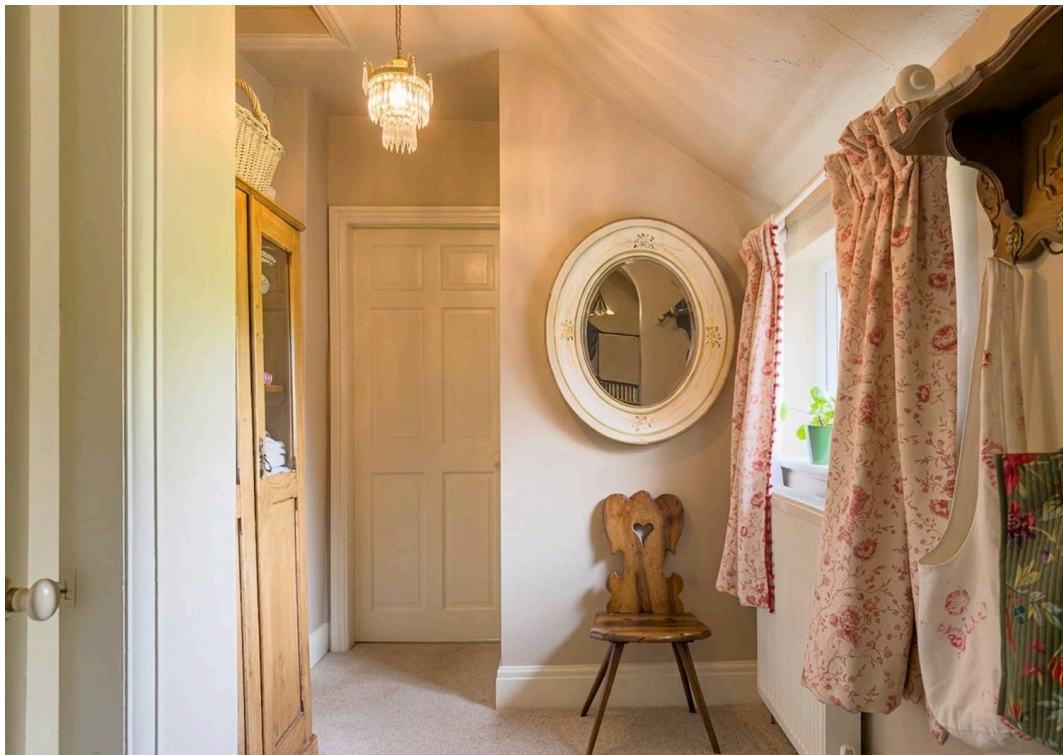
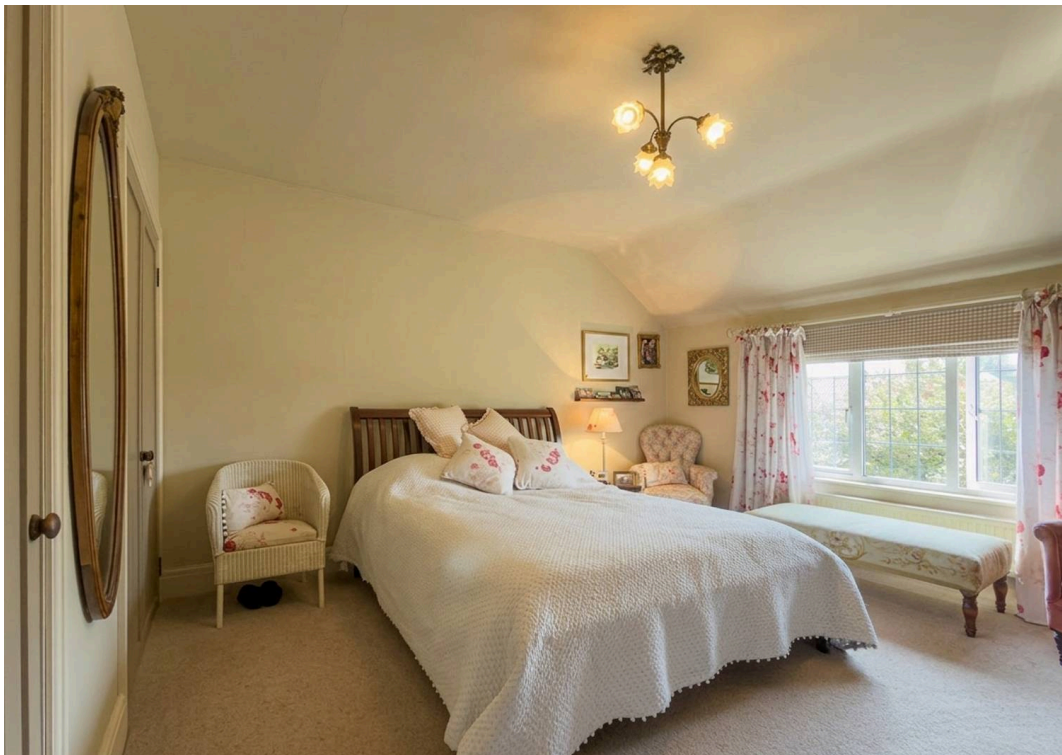
A small double bedroom to the rear of the property, again with a vaulted ceiling. A full-width shelf above the bed head provides useful display and storage space, with further open shelving to the opposite wall. A leaded light window overlooks the rear.

Bathroom

7' 7" x 5' 9" (2.30m x 1.75m)

A well-fitted shower room with a large walk-in enclosure, sliding glass doors and chrome thermostatic controls. The vanity unit houses an inset wash basin with mixer tap and storage beneath, and there is a wall-hung WC with concealed cistern. Large format travertine-effect tiles run throughout with a decorative mosaic border, and a leaded light window provides natural light and a garden outlook. A wall-mounted extending mirror and built-in wall cabinet complete the room.







FRONT GARDEN

The gardens at Holly Cottage are as much a part of this property as the house itself, and they deserve to be considered carefully. The front garden sets the mood from the moment of arrival. The cottage sits back from the road, reached by a gated central pathway that winds through densely planted beds and beneath a timber pergola, with climbing roses, mature shrubs and flowering perennials pressing in on either side. The house remains largely hidden until the final steps, which makes the reveal all the more striking.

GARDEN

To the rear, the garden unfolds in distinct layers. Immediately off the cottage is a small courtyard with a stone flag pathway leading through to an enclosed garden space, planted with care and real knowledge across a wide range of flowering perennials, roses, clematis, hydrangeas and seasonal colour. A gravelled seating area provides a quiet place to sit within this space. Beyond a gate to the rear, the grounds open into a gravelled parking area alongside the garage. Past this, a further gate leads into a separate garden that feels entirely removed from the main spaces: a private area with rose bushes, a small pond, winding paths, benches and a timber summerhouse, designed to be discovered rather than seen. A strip of land to the side of the property provides private access to the rear, completing what is, in total, a very generous and beautifully maintained plot.

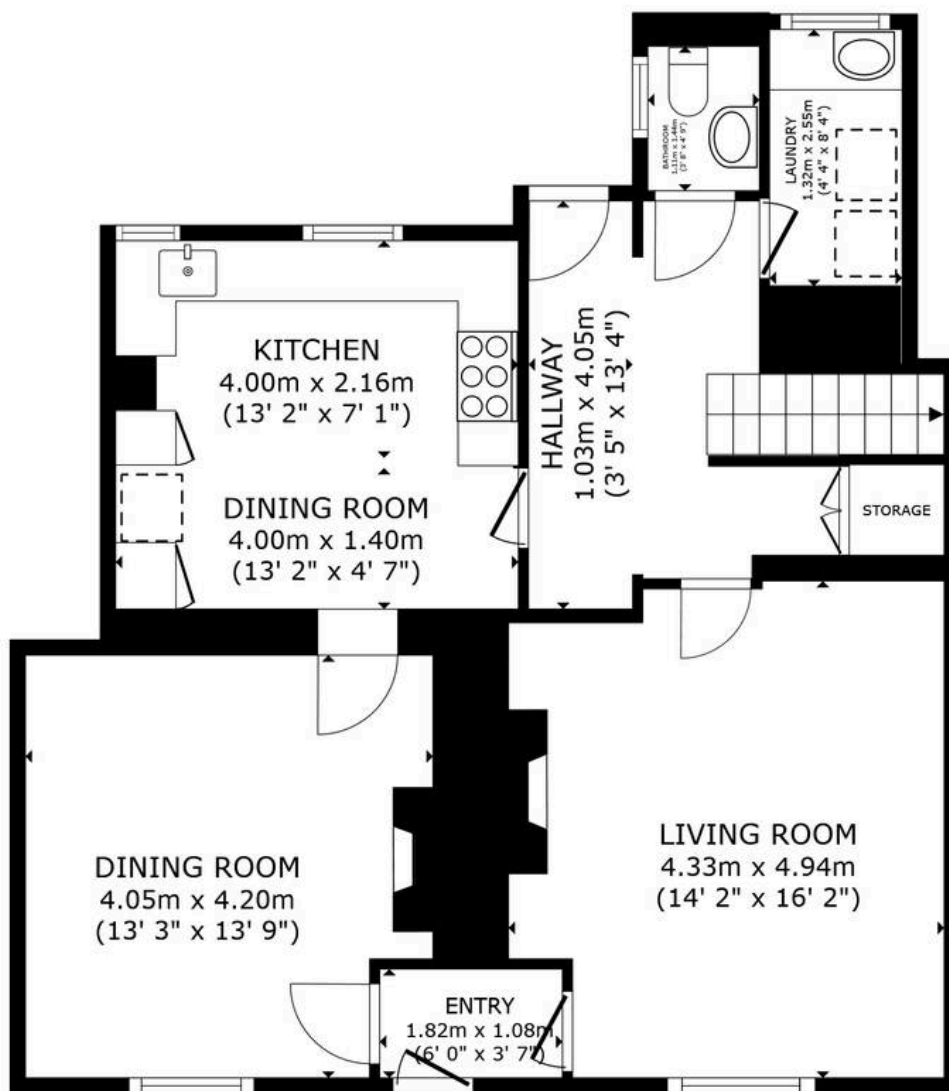
DRIVEWAY

6 Parking Spaces

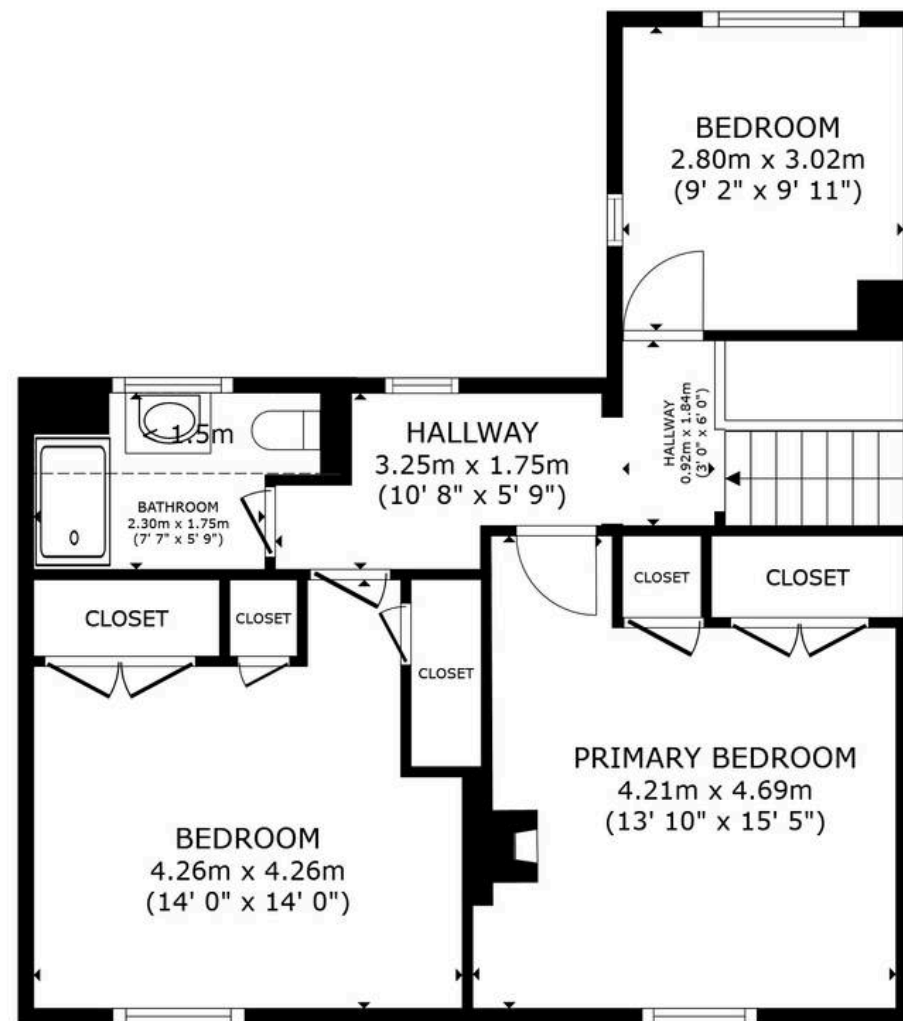
DOUBLE GARAGE

2 Parking Spaces





FLOOR 1



FLOOR 2

NOVE

GROSS INTERNAL AREA
FLOOR 1 76.9 m² (828 sq.ft.) FLOOR 2 60.2 m² (648 sq.ft.)
EXCLUDED AREAS : REDUCED HEADROOM 2.4 m² (26 sq.ft.)
TOTAL : 137.2 m² (1,476 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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