



**CLEMATIS HOUSE, LOW STREET, THORNTON LE CLAY, YORK**  
OFFERS OVER £575,000

**Carter Jonas**



# CLEMATIS HOUSE, LOW STREET, THORNTON LE CLAY, YORK YO60 7TG

Clematis House occupies a generous plot in the heart of Thornton Le Clay village, set behind a manicured front garden with driveway parking to either side. The property offers great character and charm and has been well-maintained and improved over the years. At over 2100 square feet, the accommodation is spacious with well-proportioned rooms, traditionally arranged with a several reception rooms on the ground floor, including a sitting room with open fire, dining room and sunroom. The kitchen/breakfast room spans the width of the house to the rear, where there is ample space and opportunity to extend if desired.

The first floor comprises 4 double bedrooms, a contemporary house bathroom and additional wc. The impressive master suite benefits from an en suite bathroom and walk-in wardrobe, and French windows leading to a spacious balcony with fabulous views over the garden and neighbouring countryside. The second bedroom also offers en suite shower facilities, fitted wardrobes and garden views.

Beautifully designed, the south-facing rear garden is abundant with a variety of specimen trees and shrubbery, colourful planted beds, and fruit and vegetable patches. Featuring a terrace seating area, greenhouse and summer house, it perfectly complements the property and natural beauty of the surrounding countryside.

In addition to the integral garage, there is a brick outbuilding with power and water, currently serving as a garden store and studio.

Thornton le Clay lies to the north of York, amidst the undulating countryside that becomes the Howardian Hills Area of Outstanding Natural Beauty. It is well placed for the A64, with York 12 miles away and the market town of Malton even closer. The village has a strong sense of community and shares many of its facilities with neighbouring Foston; together they offer a primary school, church, village hall and a bus service.

**TENURE** Freehold

**EPC BAND** F

**COUNCIL TAX BAND** F

AN ATTRACTIVE PERIOD HOUSE SET IN GENEROUS SOUTH-FACING GARDENS,  
SITUATED IN A SOUGHT-AFTER VILLAGE ON THE EDGE OF THE HOWARDIAN HILLS.





Classification L2 - Business Data

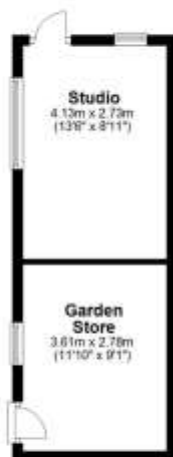




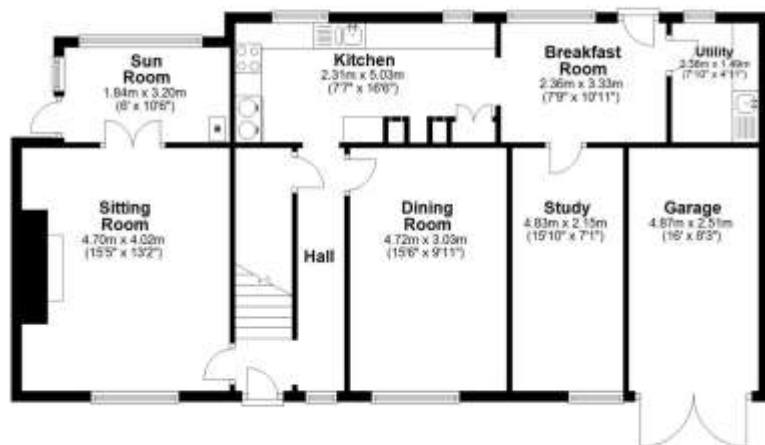
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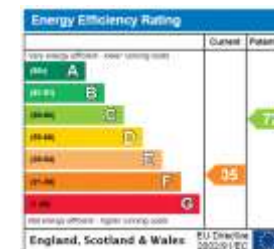
**Ground Floor**  
Approx. 110.7 sq. metres (1209.0 sq. feet)



**First Floor**  
Approx. 78.0 sq. metres (850.1 sq. feet)



Total area: approx. 198.6 sq. metres (2138.1 sq. feet)  
**Clematis House, Thornton Le Clay**



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