



**FLATT TOP COTTAGE, TERRINGTON, YORK**  
£715,000

**Carter Jonas**

# TERRINGTON, YORK, YO60 6PB

Detached Cottage sat in approx 1 acre, offering stunning views

Nestled atop Terrington Bank, Flatt Top Cottage offers idyllic country living with stunning views of the Howardian Hills (AONB). This stone cottage, with its thoughtful extensions, combines traditional charm and modern comfort. Panoramic vistas stretch from Wiganthorpe parkland to Castle Howard woodland, with glimpses of the Vale of York from select vantage points.

At the heart of this home is the spacious dining kitchen featuring an Aga cooker and pantry. The ground floor boasts three reception rooms, a sunroom, and a utility area. Upstairs, four bedrooms and a house bathroom provide ample space for family or guests. Oil-fired central heating ensures year-round comfort throughout.

Set within approximately one acre of land, the property offers a generous gravel driveway and parking area. The garden, primarily laid to lawn, is dotted with mature trees and shrubs, all enclosed by fenced boundaries.

Located just a mile from Terrington Village and 14 miles from York, Flatt Top Cottage enjoys proximity to local amenities including schools, healthcare, and shops. The surrounding countryside offers numerous recreational opportunities, from scenic walks to bridleways, making it an ideal home for nature enthusiasts and those seeking a tranquil yet connected lifestyle.

**TENURE** Freehold

**LOCAL AUTHORITY** North Yorkshire Council

**EPC BAND** E

## DETACHED COTTAGE SAT IN APPROX 1 ACRE, OFFERING STUNNING VIEWS OVER ROLLING FIELDS

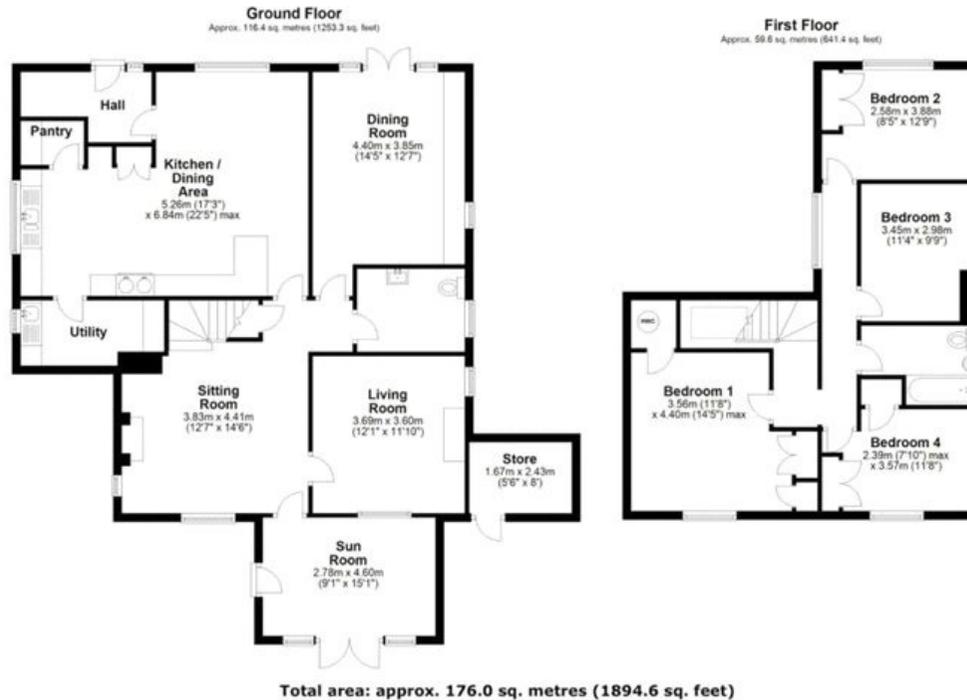




Classification L2 - Business Data



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

York 01904 558200

york@carterjonas.co.uk  
82 Micklegate, York, YO1 6LF

carterjonas.co.uk  
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