



Pickhill, Thirsk, YO7 4JT

£325,000

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A rare opportunity to purchase a bespoke detached residence combining traditional aesthetics with modern features, delightfully located in a tranquil village conveniently placed for travel throughout the area via the near by A1(M) and railway stations at Northallerton and Thirsk.

The cottage style appearance gives little away about the stunning interior that lies beyond... Stepping inside reveals an elegant and sumptuous haven of the highest quality, combining versatile, bright and usable accommodation with soothing colour palettes to complement the first class finishes and natural light.

The layout is an object lesson in astute design and includes a fabulous open-plan living kitchen with seamless connectivity to the garden, ideal for relaxed family living or sociable entertaining. The three good size bedrooms offer great versatility but could be re-configured to create four bedrooms or an en-suite bathroom depending on requirements.

Thermally efficient by design and constructed with great care and attention to detail, this outstanding modern home will please the most discerning buyers who value high specification, thoughtful features and functional practicality.

SOLO SAY: From concept to reality, the owner aimed to evoke the essence of characterful homes in the locality. The result is a modern home of timeless appeal that fits perfectly in it's environment and complements the village street scene.





An entrance vestibule leads into a restful sitting room with front window, feature log burning stove and ample proportions. Double doors lead into the stunning, open-plan living space at the rear where the spacious kitchen provides an attractive range of units with plenty of work-space and a range of integrated appliances.

The generous dining and/or sitting area has wide windows and double doors allowing full enjoyment of the garden in all weathers and a feature pitched ceiling to increase the feeling of space and light. A separate utility room adds further practicality and leads to a very useful ground floor shower room.

On the first floor, a bright landing leads to three generous bedrooms and a stylishly appointed house bathroom.

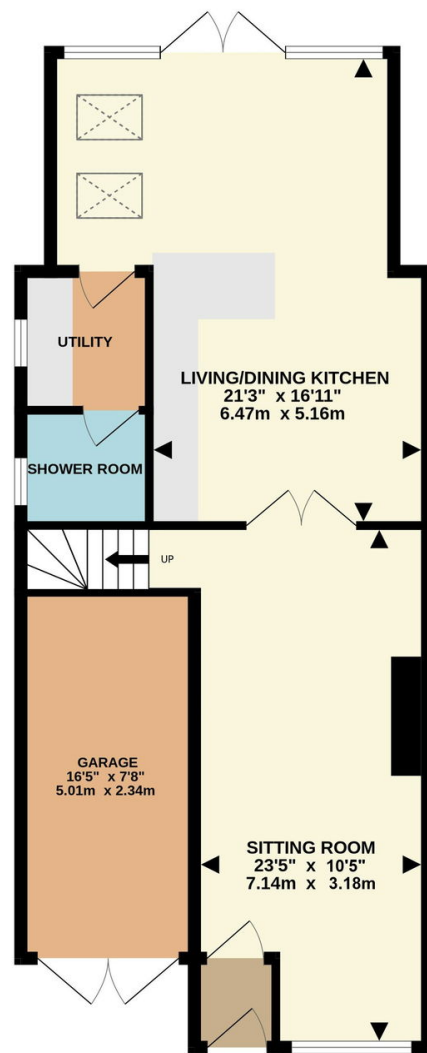


There is a pretty gravelled garden at the front and a drive leads to an integral single garage. The delightful rear garden offers an excellent degree of privacy and provides a patio sitting area, good size lawn with shaped borders and a raised border at the far end.

Pickhill is a traditional North Yorkshire village set around a picturesque village green and boasts a range of amenities including a primary school, pub with Cantonese restaurant and an historic church. The rural setting belies the convenience of the location with the near-by A1(M) providing excellent connections throughout the region.

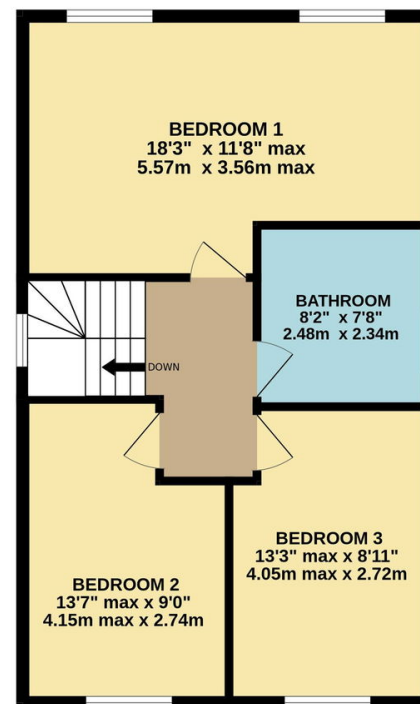
Ripon, Thirsk and Bedale are within easy reach and offer a wide range of facilities. There are train stations at Thirsk (approx. 7 miles) and Northallerton (approx. 12.5 miles).





GROUND FLOOR

TOTAL FLOOR AREA : 1312 sq.ft (121.9 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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1ST FLOOR

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