



Whitestone Gardens , Thirsk YO7 2PZ  
Offers Over £525,000



**JOPLINGS**  
Property Consultants



# WHITESTONE GARDENS

## THIRSK, YO7 2PZ

Built in the early 1970's this Detached Bungalow has been a well loved family home and business (trading as both Whitestone Nurseries and Whitestone Gardens) and is now in need of updating. Sitting in substantial gardens of 1.6 acres, the property is located on the outskirts of Sutton under Whitestonecliffe and benefits from stunning views towards the Howardian Hills. This spacious property, which has flexible and adaptable accommodation, could be used as a five bedroom home or four bedrooms with a study. The outside space is the jewel in the crown, with space to the side of the driveway, which has been previously used for commercial greenhouses, as well as the paddock like, rear garden, which lends itself to a variety of small commercial uses or for an active hobbyist. Horticulture, market garden, bee keeping, rabbits, chickens, kennels (subject to consent); the list is endless.

Agri-tie: The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, in the locality in agriculture as defined in Section 290(1) of the Town and Country Planning Act 1971 or in forestry (including any dependants of such a person residing with him) or a widow or widower of such a person.

### ENTRANCE

A pathway leads from the Driveway down steps to the UPVC partially Double Glazed door leads into the property Hallway.

### HALLWAY

Double Glazed panels to either side of the Entrance door. A good sized entrance area leading to the Living Areas on one side of the property and Bedroom Areas on the other. Radiator.

### BREAKFAST KITCHEN

UPVC Double Glazed windows to the Front and the Side with the Side window benefitting from lovely views of the Howardian Hills. The Kitchen comprises a range of base units with a coordinating work surface over. Double Stainless Steel sinks and draining boards with mixer tap. Built in full height storage cupboards, one used as a pantry/store and another which is the airing cupboard housing the hot water cylinder. Double doors lead through to the Living Room. Radiators.

### LIVING ROOM

The Living Room is located on the Rear of the property with stunning views to the Howardian Hills to the Side and the large garden to the Rear. Stone fireplace and hearth. Radiator. Double doors lead through to the Dining Room.

### DINING ROOM

Sliding Patio Door leads out to the Rear. Radiator.

### BEDROOM ONE

UPVC windows to the Rear overlooking the copse and the Garden, to the Side and to the Front. This large L-shaped room has been used as a Sitting Room and Bedroom. The location of the room next to the House Shower Room would allow for reconfiguration into a Master Bedroom with Ensuite/Dressing Area.



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### SHOWER ROOM

Opaque UPVC Double Glazed window to the Front. Suite comprising: Shower cubicle with electric shower, pedestal wash hand basin and WC. Radiator.

### BEDROOM TWO

A Double Bedroom with UPVC Double Glazed window to the Rear overlooking the large Rear Garden and views beyond. Radiator.

### BEDROOM THREE

A Double Bedroom with UPVC Double Glazed window again benefitting from lovely views out onto the Rear Garden and beyond. Radiator.

### BEDROOM FOUR

A Single Bedroom with UPVC Double Glazed window to the Front. Radiator.

### TO THE OUTSIDE

The property is accessed via a Shared Driveway from the main road which leads into the the property Driveway and Front Garden and Garage.

### GARAGE

The large Single Garage has an up and over door, power and light. There is a window to one side. The oil tank and the oil fired central heating boiler are also within the Garage.

### GARDENS

The Gardens of 1.6 acres in total consist of the Front Garden, where the Greenhouses are located, (only one of which is now in working condition). The Front Garden flows around to the Rear of the property on both sides leading to an Extensive Rear Garden with a central copse of trees. The driveway and Gardens have mainly hedge boundaries.

### ADDITIONAL INFORMATION

There is a Right of Way down the Driveway and along the side hedge of the Garden to the Stile at the Rear.

### AGRICULTURAL TIE

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### COUNCIL TAX

Council Tax Band E



#### SERVICES

Mains Water  
Electricity  
Oil fired central heating

Septic Tanks - the property has 2 septic tanks in the Rear Garden of the property.

#### OPENING HOURS

THIRSK

Mon - Thurs - 9am - 5.30pm

Friday - 9am - 5:00pm

Saturday - 9am - 1pm

Sunday - Closed

#### JOPLINGS INFORMATION

Joplings is a long established independent practice of Residential and Commercial Sales & Letting Agents and Valuers with offices in both Ripon & Thirsk.

Joplings Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error. 3/ We believe the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property. 4/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 5/ All EPC's are generated by a third party and Joplings accepts no liability for their accuracy. 6/ The Floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Buyers must satisfy themselves of any size or shape before committing to any expense. Terms of Website Use Information provided on our website is for general information only. It may not be wholly accurate, complete or up-to-date and should not be relied upon. Intellectual Property The copyright and other intellectual property rights in our website & brochures are owned by us or our licensors. All rights are expressly reserved. Unauthorised use By accessing our site, you agree not to attempt to gain any unauthorised access or to do anything which may interfere with the functionality or security of our site.

## DIRECTIONS

Leave Thirsk on the A170 towards Sutton-under-Whitstoncliffe. Continue through the village. The property can be found just out of the village on the right hand side, identified by our For Sale Board.

#### A BIT ABOUT SUTTON-UNDER-WHITSTONE CLIFFE AND THIRSK

Sutton-under-Whitstonecliffe has the longest hyphenated village name in England and is situated on the A170 beneath Sutton Bank and 3 miles from Thirsk.

Thirsk is a picturesque Market Town which lies in the Vale of Mowbray and is known for its links with James Herriott and is close to Sutton Bank and the Kilburn White Horse.

Thirsk Market Place is at the centre of the town with a variety of local shops and amenities within easy walking distance. It also benefits from a variety of Primary Schools which feed into Thirsk School and Sixth Form College receiving a rating of Good in their latest Ofsted reports.

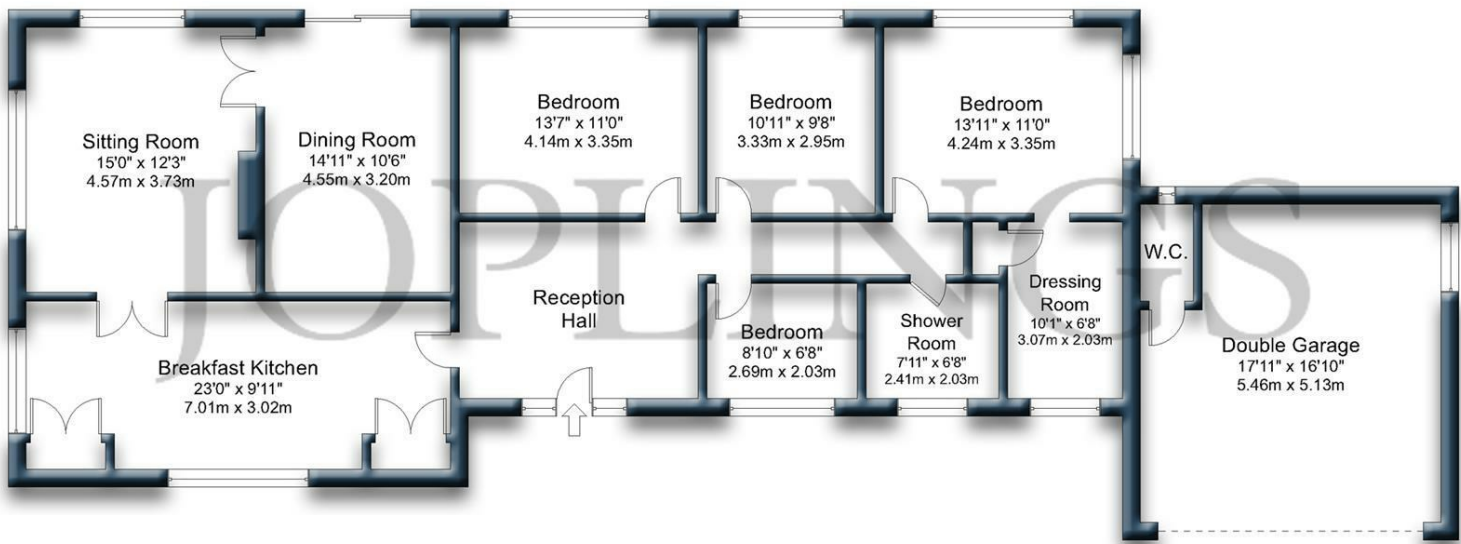
For those who commute ...

Thirsk has good links for the A1 and A19. For the train, Thirsk benefits from their station in Carlton Minniot, just a couple of minutes from the town with both a local train and a train to London's Kings Cross. For travelling further afield, Leeds Bradford Airport is approximately 51 minutes travelling distance, Teesside International Airport, 32 minutes and Newcastle Airport, 1 hour and 25 minutes.





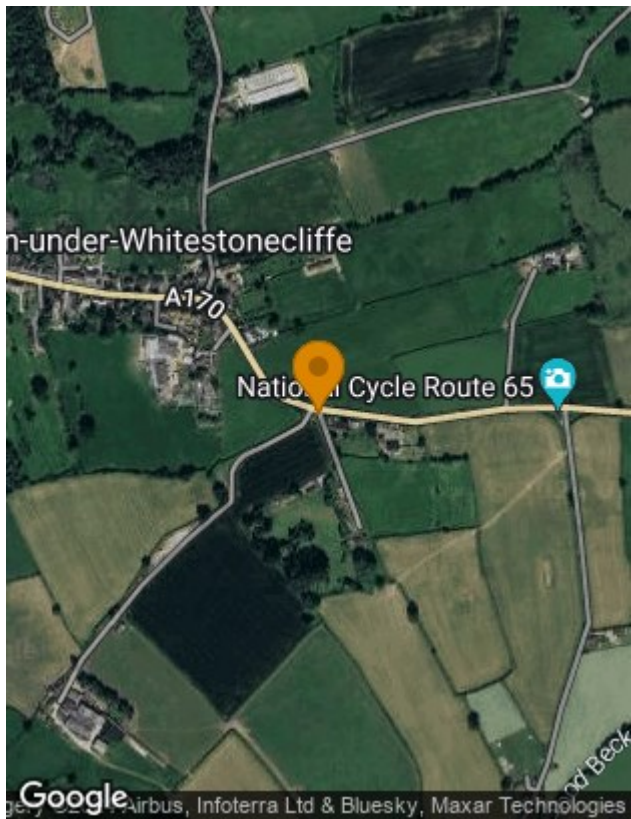
# FLOOR PLANS



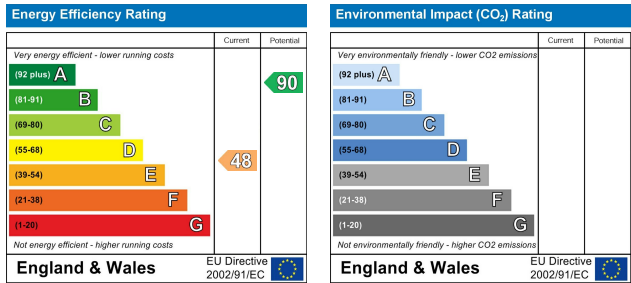
Gross internal floor area excluding Double Garage & W.C. (approx.): 129.8 sq m (1,398 sq ft) Not to Scale. Copyright © Apex Plans.

For illustrative purposes only.

# LOCATION MAP



# ENERGY PERFORMANCE GRAPH



# VIEWING

Please contact our Thirsk Office on 01845 522680 if you wish to arrange a viewing appointment for this property or require further information.

## Joplings Property Consultants

10 North St, Ripon, HG4 1JY  
01765 694800  
ripon@joplings.com

19 Market Place, Thirsk YO7 1HD  
01845 522680  
thirsk@joplings.com

www.JOPLINGS.com

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