



, Thirsk, YO7 2PS  
Guide Price £475,000



**Luke Miller & Associates**  
ESTATE AGENTS LETTINGS AGENTS FINANCE



Set in an elevated position in this popular village, this detached family home and annexe offers excellent living space and an abundance of opportunity for the annexe.. Furthermore, having been modernised throughout, clients should not have disruptive works to carry out making this an easy transaction.



- Superb family Home
- Detached Annexe

- Excellent Village with Hall
- Beautiful Gardens/productive area

- Numerous Upgrades
- South West Elevation

### Property Description

On entry, the central hallway to the home allows access to the sitting room, formal dining room and also the kitchen. With a staircase leading to the first-floor accommodation, clients will note many original features have been either restored or replaced to maintain the character of the home.

The living room, to the front elevation, has a sash window with plantation shutters, a gas fire stove set as the focal point and hardwood flooring. There is also open access to a further reception room which the current vendors call the 'sun room' given the west-facing aspect and views over the gardens through the Bi-Fold doors.

Returning to the central hallway, the formal dining room is often used for entertaining and easily accommodates a large dining suite. Also having a gas fire stove set as the focal point and plantation shutters, this spacious room is beautifully presented.

To the rear elevation of the home, the kitchen comprises fitted base and wall units with granite work surface area and a host of fitted appliances. There is also a door which leads to a room utilised as a boot/coat room and also utility.

The first floor offers three fantastic double bedrooms with the front elevation bedrooms having plantation shutters and there is also a further double bedroom, currently used as a home office, that has views over the gardens.

Completing the first floor is the bathroom which comprises a panel bath, separate shower cubicle, WC and also a wash hand basin sink.

Luke Miller & Associates would also like to mention that the living area in this property is ideal for families and also those simply accustomed to space and would encourage viewings with haste.

When entering the rear gardens, there is a further detached building suitable for a variety of uses. The current owners successfully ran a Bed & Breakfast with no parking issues raised by the visiting guests who often arrived with multiple vehicles and this was considered by the current owners. Comprising of a living kitchen, a double bedroom which will also support a further single bed at the same time. Completing the annexe is a contemporary shower room with a step-in shower, WC and also a wash hand basin sink.

Externally, the private gardens are simply delightful with much care and attention to the design. There are numerous key areas for seating to enjoy the vista. There is also a pleasant lawn garden, a vast variety of herbaceous beds with flowering borders with require minimal upkeep and tucked away from the main garden area, there are beds for fruit and vegetables which, we are informed, are very productive. The aspect of the garden is excellent,

**Please Note:**

We would like to state that this home is located in an active village and the parking is readily available across the road. This property, for clarity, does not have allocated parking but the vendors have stressed that there has never been any issues and this was considered, at the time of purchase, but the village lifestyle and also proximity to Thirsk and Moors was always going to be the deciding factor.

The property is Freehold  
Council: North Yorkshire  
Tax Band: E  
EPC Rush Croft: TBC  
EPC Rush Croft Annexe:<https://find-energy-certificate.service.gov.uk/energy-certificate/8899-0515-3539-1297-5233>

### Sutton & Surrounding Area

The vibrant village of Sutton Under Whitestone Cliffe is a popular area to reside. Being close to the market town of Thirsk for amenities, this village still retains an active village hall.

Thirsk is ideally placed for those who enjoy country pursuits and together with a popular racecourse, excellent golfing facilities and myriad opportunities for individual and team sports, it offers a charming environment in which to live. It is situated in the heart of 'Herriot Country', between the Yorkshire Dales and the North Yorkshire Moors National Parks.

The thriving market town of Thirsk is conveniently located for easy access by road to:  
The Spa town of Harrogate (22 miles)  
Historic York (21 Miles)  
Leeds ( 30 Miles) and  
Teesside (23 Miles)

Thirsk has the following excellent rail connections:  
TransPennine Express to York, Leeds and Manchester  
and the Grand Central Train line gives direct access to  
London Kings Cross in under 2 ½ hours.

The excellent road and rail connections, together with Durham and Tees Valley Airport (25 miles) and Leeds/Bradford Airport (35 miles), make Thirsk an ideal location for those wishing to enjoy the country life but retain superb access to the remainder of the UK and indeed internationally.

There are three primary schools and a secondary school in Thirsk. Additionally, within a 20 mile radius, well respected private schools include: Queen Mary's, Cundall Manor, Ampleforth and Queen Ethelburga's.

### Disclaimer

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. The copyright and all other intellectual property rights in this Site and marketing material ( trade marks, service marks, trading names, text, graphics, code, files and links) belong to Luke Miller & Associates. All rights are reserved.



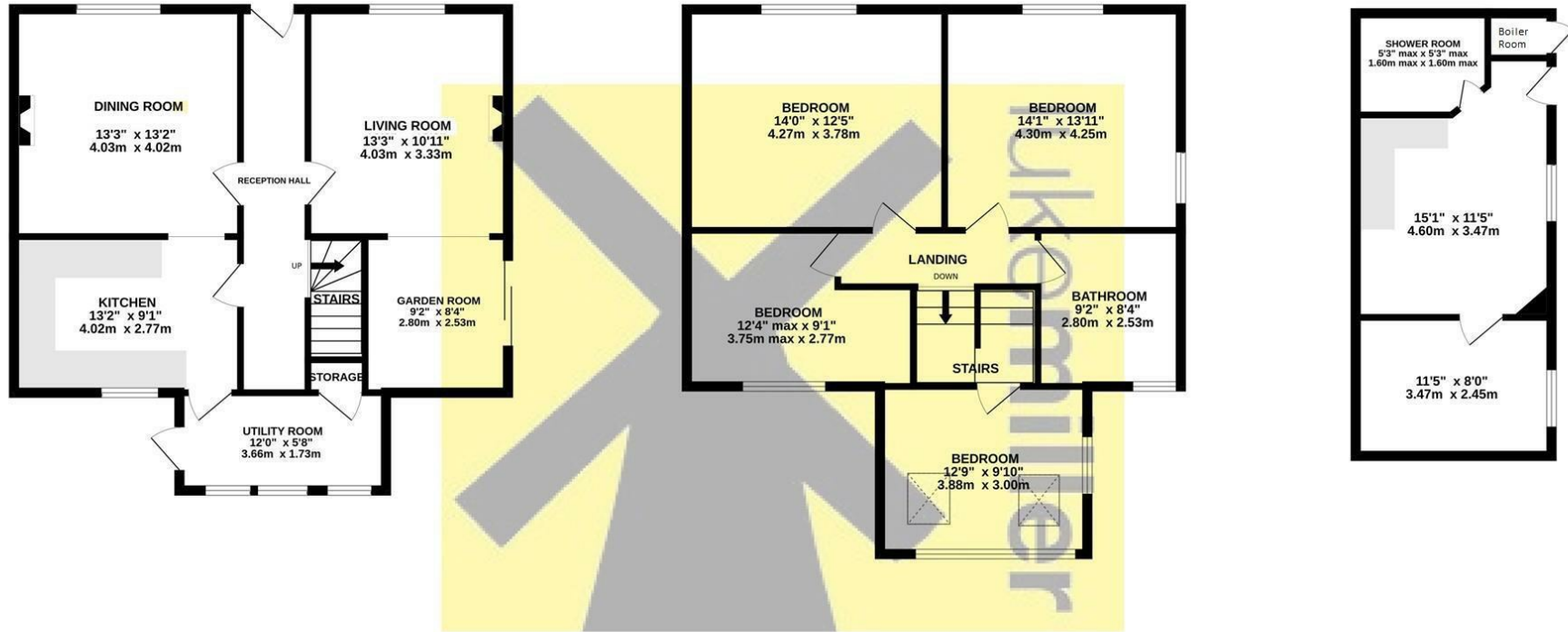




EXTERNAL ACCOMMODATION  
292 sq.ft. (27.1 sq.m.) approx.

GROUND FLOOR  
705 sq.ft. (65.5 sq.m.) approx.

1ST FLOOR  
747 sq.ft. (69.4 sq.m.) approx.



TOTAL FLOOR AREA : 1743 sq.ft. (161.9 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.  
Made with Metropix ©2024







Tel: 01845 525112 Email: [sales@lukemiller.co.uk](mailto:sales@lukemiller.co.uk) [www.lukemiller.co.uk](http://www.lukemiller.co.uk) 4 Finkle Street, Thirsk, North Yorkshire YO7 1DA