



**Luke Miller & Associates**

ESTATE AGENTS LETTINGS AGENTS FINANCE



East View , Thirsk, YO7 4AU  
Guide Price £429,950



Located in the sought after village of Knayton is this discreetly positioned home that offers excellent living accommodation and very private gardens.



## The Property

Entry to the home is into the very large reception hall where there is access to the living room, dining room, and also kitchen though the return staircase is set as the focal point. There is also ample natural light through a large window and also useful storage cupboard.

The formal living room is beautifully presented and has an open fire with a cast iron inset and traditional surround with central Yorkshire Rose carving. In addition, the solid maple sprung flooring enhances the cottages feel and with windows to two elevations, there is ample light with a vista over the gardens. Also in the living room is a door to the dining room making this ideal for entertaining. Furthermore, for those seeking an adaptable residence for the future,

The dining room also boasts a decorated open fire with a cast iron inset and a traditional surround with a carved Yorkshire Rose. With corniced ceilings and a large window to the front elevation, this makes an ideal dining area. Furthermore, for those seeking a residence that is adaptable for the future, this room is located adjacent to the cloakroom, which- with alterations- may become a ground-floor bedroom with an ensuite.

The kitchen is beautifully presented and is fitted with a host of appliances and ample work surface area. With a window overlooking the rear garden and fields beyond, there is also access to the utility/boot room which has coordinated units, space for appliances and the necessary plumbing, a stable door, and access to the cloakroom.

On the first floor, the landing leads to two of the three bedrooms and also a bathroom. The primary bedroom is spacious and well-organised with fitted wardrobes. The second double bedroom has a door leading to the third bedroom though this may easily be adapted to allow individual access if required.

The bathroom is very generous in size and comprises a panel bath, separate shower cubicle, w.c, and also a wash hand basin sink. With exposed timber flooring, there is also a large window completing the room.

Externally, the gardens are superb and very private. With a large rear lawn and established borders, the large patio area leads from the boot room whilst, to the front of the home, there are two quiet seating areas, which are not overlooked, a lawn garden and also a very useful brick store/workshop measuring

approximately 4m x 3m. There is so much scope for those wishing to design their own gardens

### Please Note:

This cottage is accessed via a shared footpath for this dwelling and also the neighbouring property. There is no allocated parking and the vendors have informed ourselves that parking on the village road has never been an issue.

Council: North Yorkshire

Tax Band: D

EPC: F

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/2112-1151-4181-9184-2151>

The property is freehold

### The village of Knayton

Knayton offers a tranquil escape from the hustle and bustle of city life, it also benefits from convenient access to nearby towns and amenities. The village is situated just a short drive away from the market towns of Thirsk and Northallerton, where residents can find a range of shops, restaurants, and services.

With a mix of traditional stone-built cottages, farmhouses, and modern residences, blending seamlessly with the village's rustic charm, many properties boast expansive gardens and stunning views of the countryside. With the North York Moors within striking distance, outdoor pursuits are easily accessible.

There is also a much sought after primary school which is complimented by the vast areas of playing fields, village hall and also a well respected public house with restaurant.

With amenities in the popular market town of Thirsk close to hand, this is an ideal village to reside.

### The market town of Thirsk

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 giving 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.





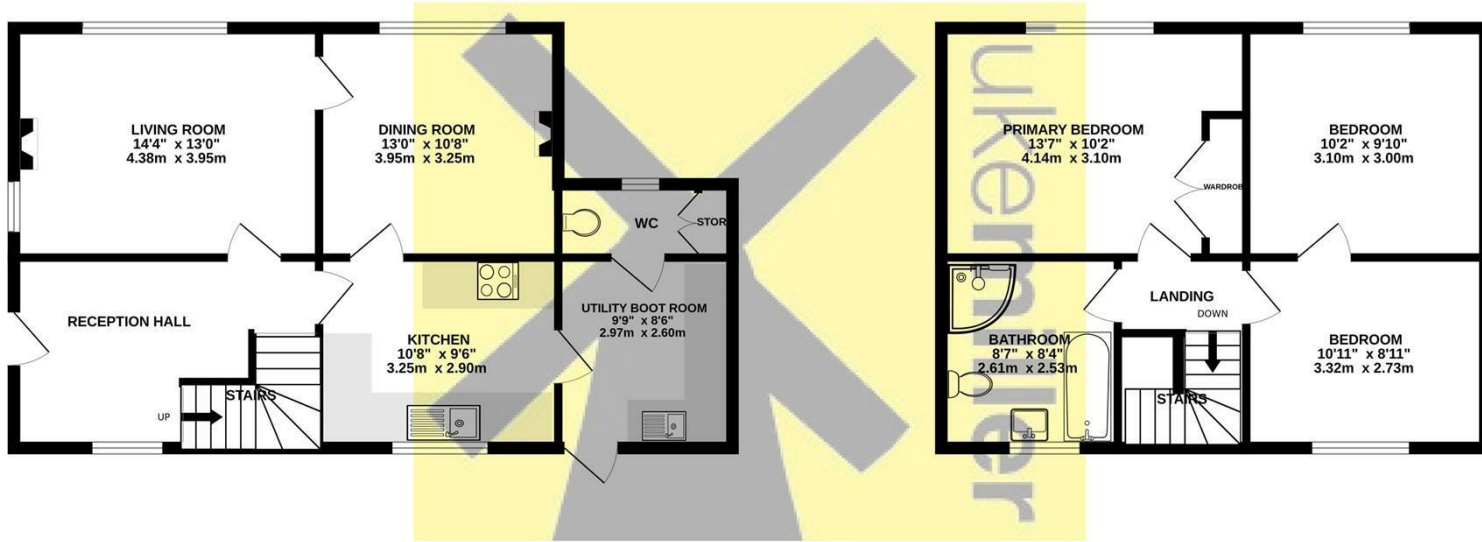






**GROUND FLOOR**  
604 sq.ft. (56.1 sq.m.) approx.

**1ST FLOOR**  
504 sq.ft. (46.9 sq.m.) approx.



**TOTAL FLOOR AREA : 1109 sq.ft. (103.0 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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