



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



Sandybank, Thirsk, YO7 4JT
Price Guide £575,000

A fantastic opportunity to purchase this stunning village residence that offers a balanced level of accommodation, stunning landscape gardens ideal For families and entertaining alike and also a studio that offers a wealth of opportunity for those seeking a productive external building.



The Property

On entry into the reception hall, there is access to the majority of the ground floor living accommodation and also a staircase to the first floor.

With the living room having ample space for furniture, there is also access to the dining room and turn kitchen making the flow with this property superb. With a woodburning stove as the focal point, this makes this an ideal room in the cooler months whilst allowing the dining room, which is set in a garden room, to perhaps become a further living room taking in view over the gardens.

The bespoke kitchen installed by the vendor offers a wealth of storage, solid oak worksurface area and also a host of fitted appliances. Still allowing space for a dining table and chairs, there is also access to the utility room which has a shower and also main reception hall.

On the first floor, there are four bedrooms, each having been fitted with wardrobes. The primary bedroom also benefits from an ensuite shower room. The main bathroom has a panelled bath with shower, w.c and also a wash handbasin sink. The bathroom is finished with a tiled surround.

Externally, the terraced gardens have been crafted by the vendor allowing different 'compartments' which range from a wild flower patches of grass, and a small orchard of plum and apple trees in the wild life area and also a low maintenance section. Combined with the external entertaining area with views over the gardens back towards the home, the vendor has emphasised the value of the gardens becoming an additional reception room to the principle home.

The external building is currently used as a artists work studio and gallery for their work. With excellent space and natural light benefitting with a wood burning stove., this room has as a multitude of opportunity catered to the purchasers own requirements.

With ample parking and double garage, the vendor has also transformed this area into another 'sun trap' which offers a seating area and also privacy.

According to the homeowner the uVPC windows and doors were installed in 2023.

The property is freehold

Council: North Yorkshire

Tax Band: E

EPC: D

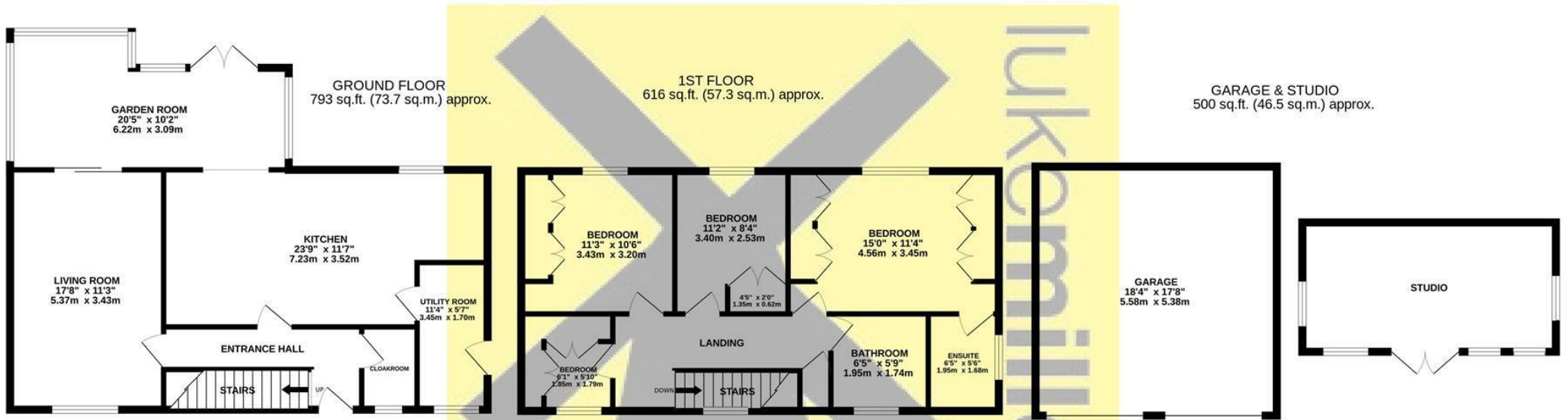
EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/8201-6925-5570-8831-7902>

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TOTAL FLOOR AREA : 1909 sq.ft. (177.4 sq.m.) approx.

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