



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



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for sale

**Yew Tree Cottage
Kirby Wiske
Thirsk, YO7 4ER**

**Price Guide Price
Guide £450,000**

A characterful village cottage with a bespoke design, offering exceptional living space across two floors. Buyers are encouraged to review the floor plan to fully appreciate the layout. Set on a generous plot, this long-standing family residence is available with no onward chain.



The Property

Upon entering through the practical porch/boot room, the spacious 4m hallway provides an excellent reception area for guests. The hallway offers access to two formal reception rooms at the front of the property, a generously sized open-plan breakfast kitchen, the staircase, and a cloakroom/utility room.

The two nearly identical reception rooms at the front of the property each feature a fireplace and benefit from windows on two elevations, allowing ample natural light. Currently used as a formal sitting room and a lounge/dining room, these spaces offer flexibility to suit the buyer's needs.

To the rear, the breakfast kitchen provides excellent floor space, with a range of fitted appliances, generous storage, and ample countertop space. A Rayburn serves as the focal point of the kitchen and, as we have been informed, runs on oil, providing heating and hot water for the property. The kitchen is finished with tiled flooring, benefits from windows on two elevations, and includes sliding patio doors leading to the rear garden.

On the first floor, the landing provides access to two spacious double bedrooms at the front of the property, the primary bedroom at the rear, the house bathroom, and additional storage areas. The two front-facing bedrooms are generously sized, while the main bedroom, accessed from the landing hall, benefits from fitted sliding wardrobes, offering storage either for the bedroom or the wider household.

The principal bedroom also has an en-suite, which includes a panelled bath with a shower, a WC, and a washbasin. The house bathroom is similarly equipped with a panelled bath, shower, WC, and washbasin.

Externally, the gardens are well maintained and well stocked, though their full appeal may not be evident at this time of year. A large sweeping gravel driveway leads to a spacious single garage, providing ample off-road parking for multiple vehicles.

To the rear, several key seating areas offer privacy and capture the late evening sun. The garden is banked and features a small ornamental pond, which is visible from the breakfast kitchen.

Council: North Yorkshire

Tax Band:

EPC: E

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/0258-6082-7237-3635-8900>

The property is also freehold.

Disclaimer

We strive to ensure that our sales particulars are accurate and reliable. However, they do not constitute an offer or form part of any contract, and should not be relied upon as statements of representation or fact. Services, systems, and appliances mentioned in this specification have not been tested by us, and no guarantee is given regarding their operational ability or efficiency. All measurements are provided as a general guide for prospective buyers and are not exact. Please note that some particulars may still require vendor approval, and images may have been enhanced. For clarification or further information on any details, please contact us—especially if you are traveling a significant distance to view the property. Fixtures and fittings not explicitly mentioned are subject to agreement with the seller.

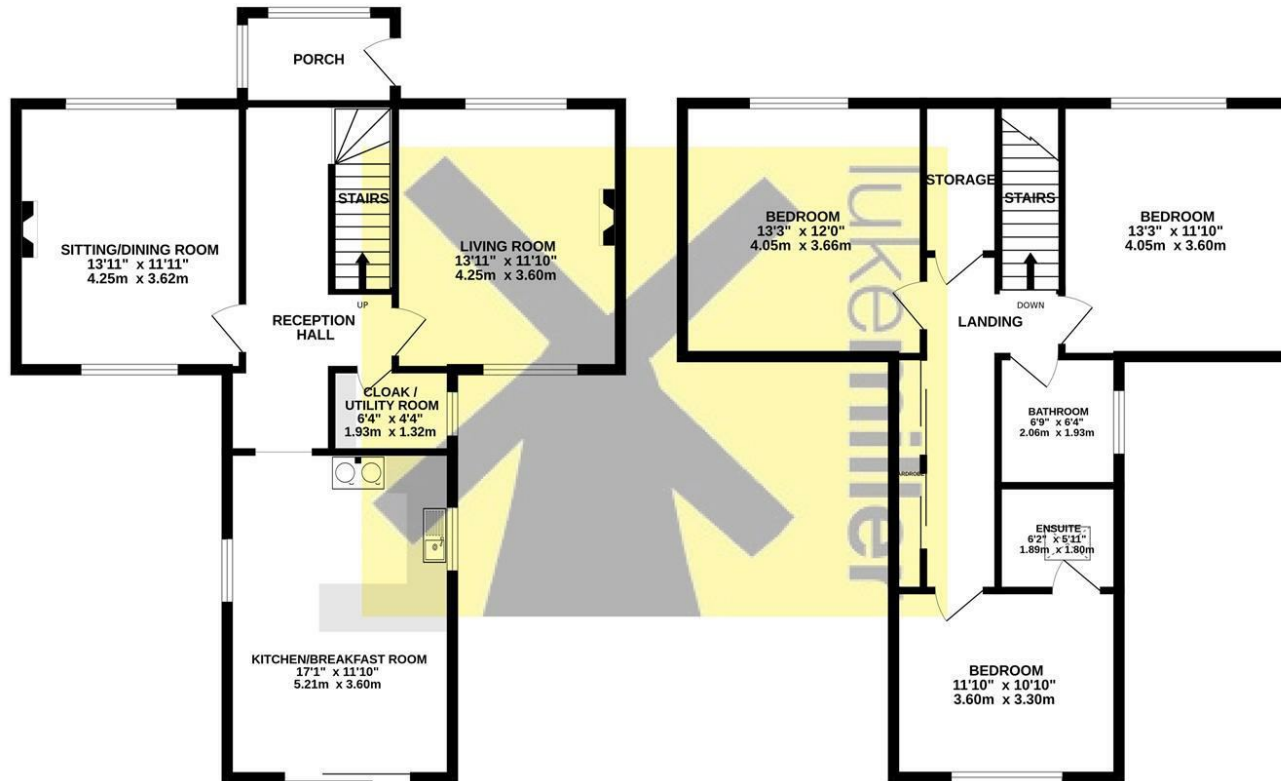
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GROUND FLOOR
729 sq.ft. (67.7 sq.m.) approx.

1ST FLOOR
687 sq.ft. (63.8 sq.m.) approx.



TOTAL FLOOR AREA : 1415 sq.ft. (131.5 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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