



# Luke Miller & Associates

**ESTATE AGENTS LETTINGS AGENTS FINANCE**

| Sutton | Thirsk | North Yorkshire | YO7 2ES

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Sunrise Sutton  
Thirsk  
North Yorkshire  
YO7 2ES



## The Property

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On entry, the reception hall provides access to the majority of the accommodation. Double doors open into the spacious living room, which benefits from a west-facing window and south-facing sliding patio doors, allowing for an abundance of natural light. A feature open fire with a decorative surround serves as an attractive focal point.

Adjacent to the living room is the dining room, a generously sized space that, if required, could be reconfigured to create an additional bedroom with minimal expense. The well-equipped kitchen features a range of base and wall units, offering superior storage and ample countertop workspace. This room leads to the boot room/utility, which provides additional base units, a sink set in a coordinating worktop, and appropriate plumbing for appliances.

From the dining room, a central hallway leads to two large double bedrooms and the main bathroom, while an additional bedroom/study is conveniently located off the reception hall.

The property is Freehold

Council: North Yorkshire

Tax Band: F

EPC: D

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/1600-8838-0622-4492-3253>

## Grounds

The property benefits from a small, easily manageable garden, with a lawned area complemented by a variety of herbaceous borders to the rear. The front elevation features an additional decorative lawned garden, enhancing the home's kerb appeal.

A large driveway, accessed via double gates, provides ample parking for multiple vehicles, including larger vehicles or a horsebox. Additionally, a

concreted base with power supply is positioned off the main driveway, offering further versatility.

The detached outbuilding comprises a spacious double garage, accessed via two sets of timber doors, providing uninterrupted storage and parking space. Adjacent to this, a workshop is conveniently accessible both internally from the garage and via its own separate entrance, offering a practical workspace. The garages measure 6.8m long x 6.75m wide

## Stable Block

There is also a detached stable block comprising four individual stables, each with direct access to the adjoining land, providing excellent facilities for equestrian use. 16.9m long x 4.3m wide for the entire block.

## The Land

We have been informed that the adjoining field measures approximately 1.231 hectares (3 acres), while the main residence is set on approximately 0.117 hectares (0.29 acres). Please note that we are unaware of any existing water supply to the land.

## 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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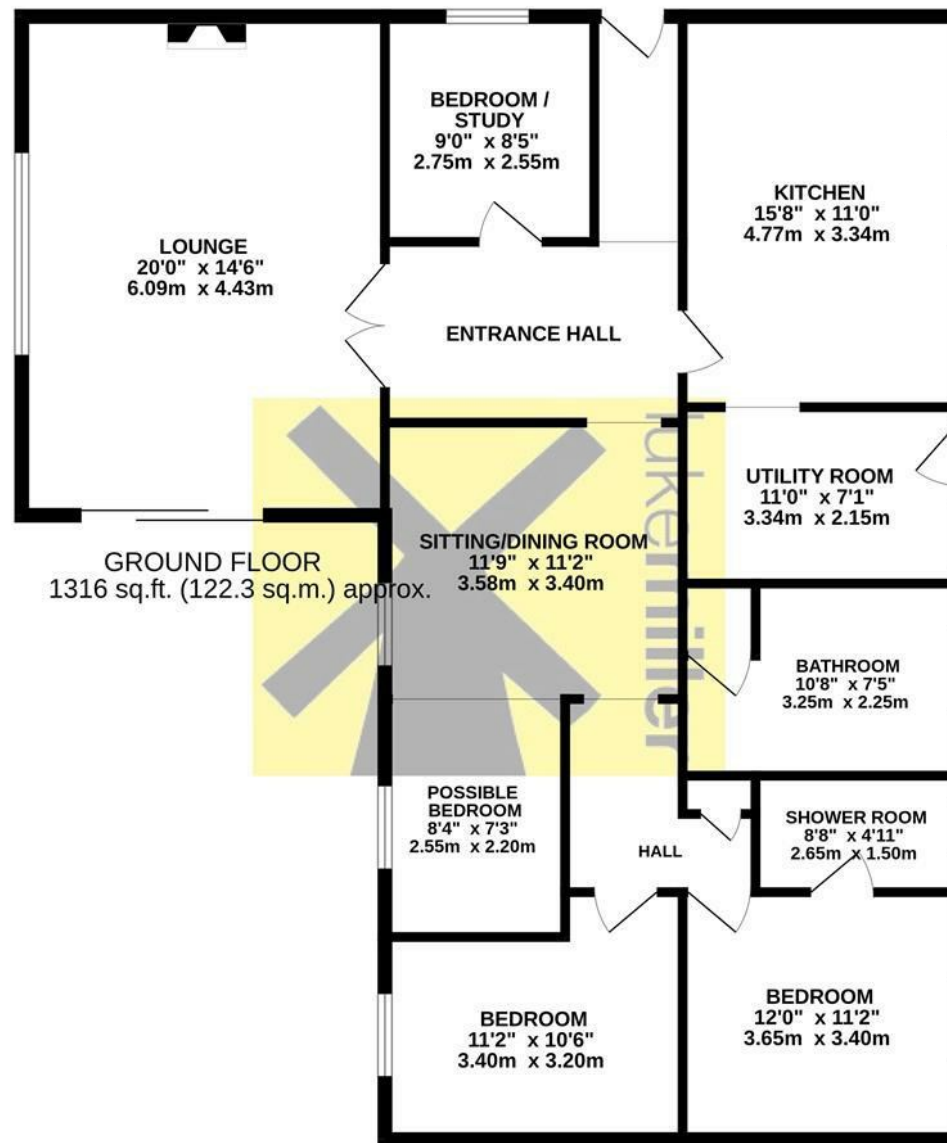












TOTAL FLOOR AREA : 1316 sq.ft. (122.3 sq.m.) approx.

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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