



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE

Pit Ings Lane | Dalton | Thirsk | North Yorkshire | YO7 3HX

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An outstanding opportunity for those seeking a rural location with exceptional living space and the comfort of a modern build. This home is expected to attract significant interest. Viewings are essential to fully appreciate all that this remarkable property has to offer.

Fairview Lodge Pit Ings Lane
Dalton
Thirsk
North Yorkshire
YO7 3HX



The Property

An outstanding opportunity for those seeking a rural location with exceptional living space and the comfort of a modern build. This home is expected to attract significant interest. Viewings are essential to fully appreciate all that this remarkable property has to offer.

A large reception hall serves as the central hub of this home, leading to the majority of its well-appointed accommodation. The spacious living room boasts two windows, one being a larger picture window to the front elevation, offering stunning views over open arable fields.

Adjacent to the living room is the exceptional kitchen, featuring a contemporary design with excellent storage solutions and a range of integrated appliances. A central island enhances its functionality, making it ideal for everyday family use or entertaining. Being open-plan, this space easily accommodates a dining table and chairs, with double doors leading out to the private garden—perfect for seamless indoor-outdoor living. Additionally, a well-appointed utility room is accessed from the kitchen, complete with coordinating units, a single sink with a mixer tap, and plumbing for a washing machine.

This home offers three generous bedrooms. The primary bedroom offers views to the front elevation and has been upgraded to include a luxurious wet room with a shower, WC, and washbasin. Bedroom two is a spacious double with views over the rear garden, and bedroom three is a comfortable single room, currently used as a home office.

External Features

The front garden is designed for easy maintenance, featuring a decorative lawn and a flagged footpath leading to the front door. The rear garden has been thoughtfully designed, incorporating various seating areas, a lawn, herbaceous shrubs, and borders. A sheltered seating area provides a private and tranquil space for entertaining.

To the right-hand side of the property, an extended driveway offers ample off-road parking and leads to a single garage for additional storage or vehicle space.

The Village Of Dalton

The village of Dalton has seen continual growth and development over the last several years and has become a very popular choice for those who wish to reside in a village with ease of access to the motorway network. With a local post office, village hall and one pub, the market town of Thirsk is only approximately 5 miles away which has a large host of amenities.

Dalton's enduring rural character stands side-by-side with excellent transport links. Set against a backdrop of rolling fields, residents enjoy the ease of reaching major motorways—a benefit for commuters and weekend explorers alike. With the Thirsk train station just a short 5-mile drive away, convenient rail access means that journeys to nearby cities or regional hubs are never out of reach. This blend of rustic charm and modern connectivity is a rare find in today's fast-paced world.

Serving as communal hubs, the village boasts a local post office, a welcoming village hall that hosts seasonal events and gatherings and traditional village pub.

Neighbouring Villages and the Allure of Thirsk

Set within a network of picturesque North Yorkshire villages, Dalton provides a gateway to a broader regional charm. The surrounding communities, steeped in history and natural beauty, offer additional boutique shops, cosy tea rooms, and a variety of leisure pursuits that reflect the area's rich heritage. Just five miles away lies the vibrant market town of Thirsk—a treasure trove of amenities, from bustling high streets and specialty shops to cultural venues and diverse dining options.

A Lifestyle That Celebrates the Best of Both Worlds

Choosing Dalton means opting for a lifestyle that marries the warmth and familiarity of traditional village life with the efficiency and connectivity of modern living. It's a place where community bonds are strong, everyday conveniences are never compromised, and the ease of access to major transport routes means you can explore far beyond your doorstep. For those prepared to step away from the hectic pace of urban living without losing touch with modern amenities, Dalton may be ideal for you.

Important Information

Designed and constructed by a local building firm, this property was completed in 2001 and has a 10 year NHBC

The gas central heating is via LPG and we are informed that this is filled twice a year at approximately £1,200per annum

Council: North Yorkshire

Tax Band: E

EPC: D

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/0575-3517-8155-2709-7531>

The property is freehold

The small development has a private shared road between its five dwellings which has maintenance costs spread equally per dwelling.

Disclaimer

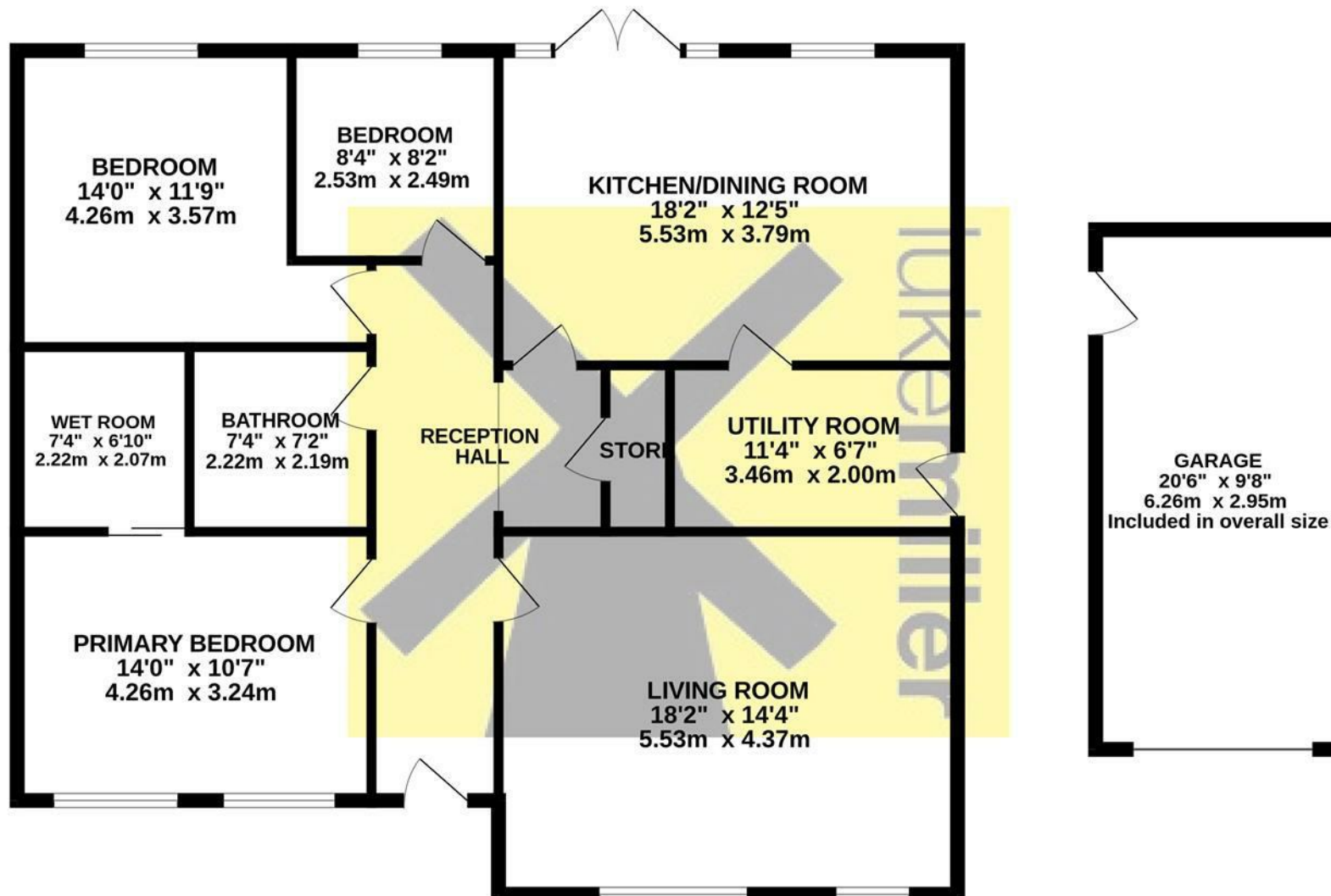
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GROUND FLOOR
1367 sq.ft. (127.0 sq.m.) approx.



TOTAL FLOOR AREA: 1367 sq.ft. (127.0 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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