



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



Chapter House Cemetery Road, Thirsk, YO7 1PR
Price Guide £629,950

An exceptional opportunity to acquire this distinguished residence, discreetly positioned in a highly private setting. Located just moments from the historic St Mary's Church, Chapter House is now offered to the market with genuine intent to sell. Early viewing is highly recommended and strictly by appointment.



The Property

Upon entering, the spacious reception hall provides access to the formal sitting room, living room, and breakfast kitchen, with a staircase leading to the first-floor landing.

To the rear of the property, the formal sitting room features a living flame gas fire with a chrome inset and stone surround as its focal point. Double doors open to the gardens, offering a delightful view. At the front, the living room serves as a functional reception space, which could also be adapted into a large bedroom for those looking to future-proof the property.

Adjacent to the reception hall, the breakfast kitchen offers ample storage and functionality, with a contemporary range of fitted base and wall units complemented by natural stone countertops. The property benefits from a thoughtfully extended day room, which functions as both a lounge and dining area. This room features an electronically controlled Velux window, an additional front window, and double doors leading to the garden, ensuring an abundance of natural light.

Accessed from the kitchen, the boot room includes coordinating base units, stone countertops, a sink, and plumbing for utilities. A door from here leads to the cloakroom and the adaptable rear room. Currently used as a utility room, this space could easily be transformed into a garden room if desired.

The first floor accommodates four generously proportioned bedrooms, three of which have fitted wardrobes. The primary bedroom benefits from a contemporary en-suite shower room. Completing the accommodation is a modern family bathroom, fitted with a white suite comprising a panelled bath with shower, WC, and wash hand basin, finished with tiled surrounds.

Externally, the gardens are well-maintained and thoughtfully stocked. Buyers may wish to enhance the outdoor space with the addition of a patio seating area adjacent to the day room. The gardens are bordered by secure fencing, offering privacy.

To the front of the property, wrought iron gates with remote control access lead to a sweeping driveway shared between two homes. A large, block-paved area provides ample parking, clearly defined between the two properties, and Chapter House benefits from its own garage access.

Properties in this exclusive area rarely come to market. We encourage interested parties in a position to proceed to contact the office promptly to arrange a viewing.

Further Information

The property is Freehold

Council: North Yorkshire

Tax Band: F

EPC: C

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/2993-6524-1133-7960-5158>

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.

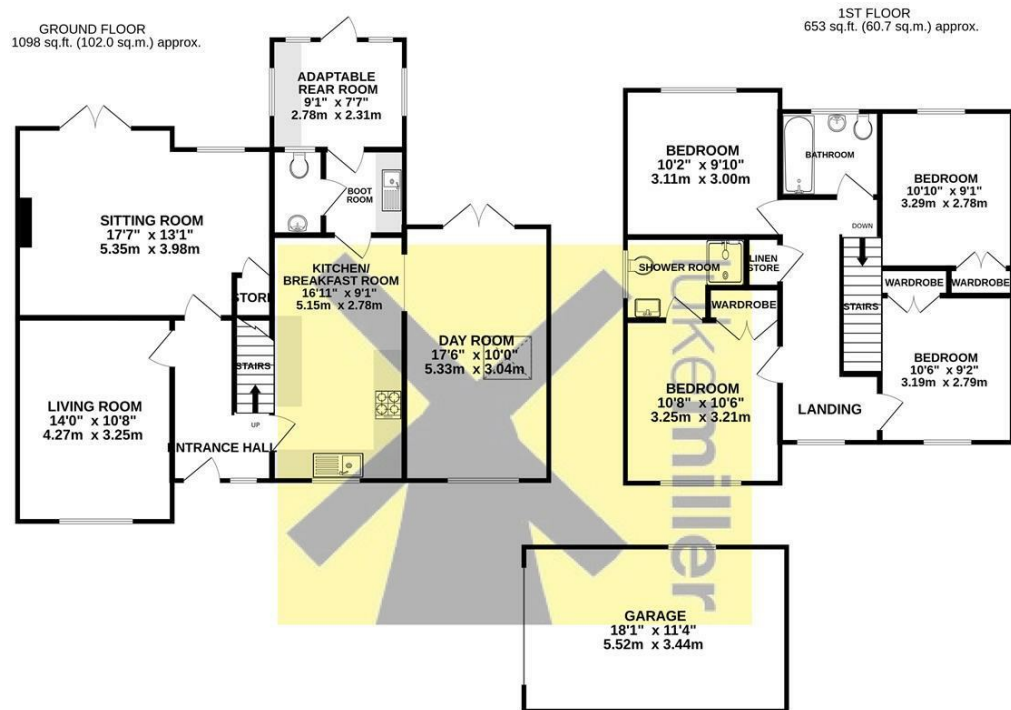
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APPROXIMATE AREA- 148.5 SQ. M GARAGE- 18.9 SQ. M TOTAL 167.4 SQ. M

TOTAL FLOOR AREA : 1802sq.ft. (167.4 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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