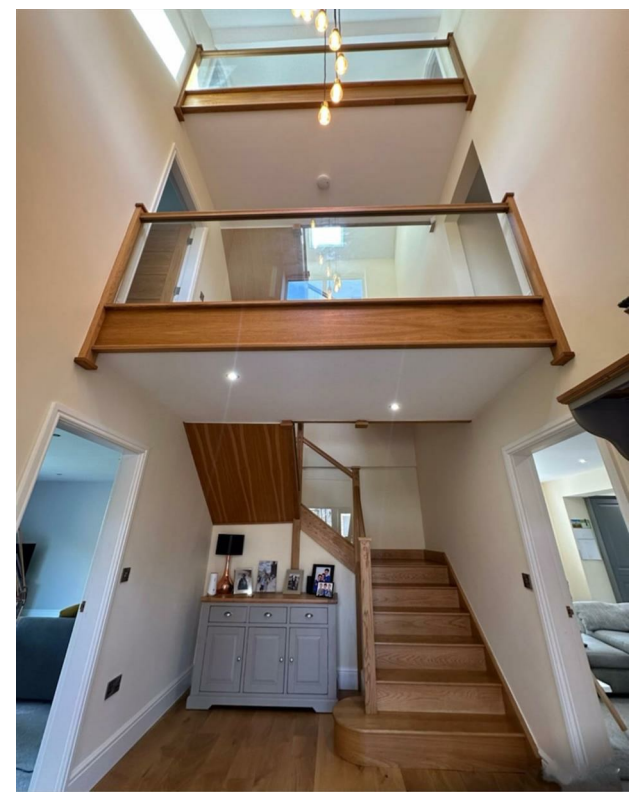




Luke Miller & Associates
ESTATE AGENTS LETTINGS AGENTS FINANCE

Birdbrook South Kilvington, Thirsk, North Yorkshire, YO7 2LZ
Price Guide £785,000

A simply stunning property offering exceptional living space across three floors, featuring high-quality contemporary fittings throughout. Set in a sought-after village location, the home enjoys a discreet position and provides the perfect balance for those seeking village life while working in the city. EPC A









The Property

Upon entering, you are welcomed by an impressive and generously proportioned reception hall, where the galleried landings above offer a striking sense of scale and grandeur across all three floors.

At the heart of the home lies the extensive open-plan living kitchen – a superb space designed for modern living and entertaining. The kitchen is fully fitted with a comprehensive range of high-quality integrated appliances, complemented by ample work surfaces and storage solutions.

A formal sitting room to the rear of the property enjoys direct views over the private, south-facing garden – an ideal retreat for relaxation. In addition, there is a second reception room offering versatile use as a snug, family room, or home office. A ground-floor cloakroom and a further occasional bedroom complete this level.

First Floor

The galleried landing on the first floor provides a wonderful vantage point over the reception hall below and enhances the feeling of openness throughout the home.

The principal bedroom is an impressive space, thoughtfully positioned to enjoy uninterrupted countryside views through double doors opening onto a Juliet balcony. This room is served by a luxurious en suite bathroom, featuring a freestanding bath, walk-in shower, wall-hung WC, and a contemporary washbasin set on a vanity unit with storage, all finished with tasteful tiling.

Adjacent to the en suite is a walk-in dressing room, fully fitted with bespoke wardrobes and a dressing table.

Also on this floor are two further double bedrooms. One extends over 6 metres and includes fitted wardrobes, while the other benefits from an EnSite shower room comprising walk-in shower, WC, and a contemporary washbasin set on a vanity unit with storage, all finished with tasteful tiling. A stylish family shower room completes this level, mirroring the high specification of the en suite with a walk-in shower, wall-hung WC, and modern vanity unit.

Second Floor

The second floor offers a unique perspective of the home's

remarkable scale, with views down to the grand reception hall below. This floor includes two further generous double bedrooms, ideal for guests or growing families.

External Features

To the rear, the private south-facing gardens are beautifully maintained yet designed for ease of upkeep, allowing more time to enjoy outdoor living. A large patio area provides ample space for dining and entertaining, making it perfect for family gatherings and summer occasions.

Completing the property is a substantial double garage measuring approximately 5.6m x 5.1m, equipped with power, lighting, and a remote-controlled roller door for added convenience.

Important Information

The property is Freehold
Council: North Yorkshire
Council Tax Band: H
Energy Performance: A
Energy Performance Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/2252-5016-7366-9559-6274>

There are also Solar Panels

Heating is Air source Heating

Electrical Charging Point Installed

Please note that there is a shared drive for the two properties on this exclusive site

The Village of South Kilvington

About South Kilvington

South Kilvington is a highly regarded village located just on the northern edge of Thirsk in North Yorkshire. Offering a welcoming community atmosphere, the village is particularly popular with families, professionals, and those seeking the benefits of rural living with excellent transport links.

At the heart of the village is South Kilvington Church of England Primary School, well-regarded locally and within walking distance of most homes. The historic village church, St. Wilfrid's, adds a charming focal point and remains active within

the community. The local pub, The Oak Tree, is a traditional country inn serving food and drinks in a relaxed setting – ideal for casual evenings or Sunday lunch.

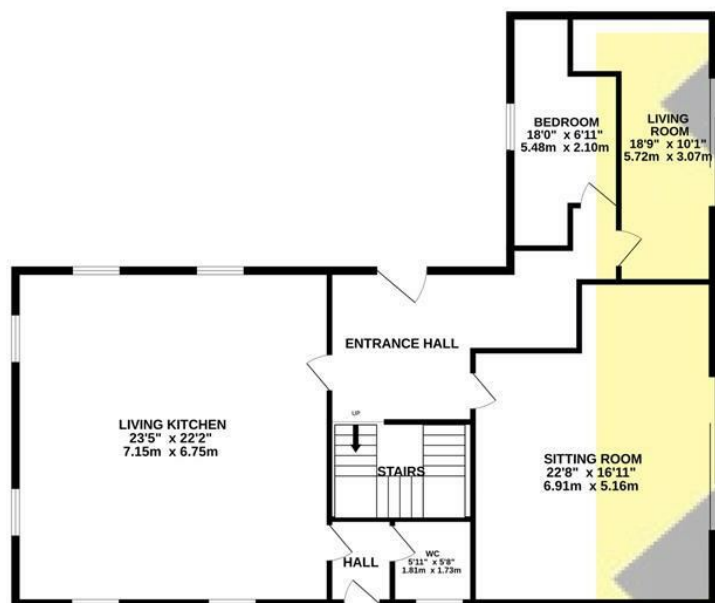
Despite its peaceful surroundings, South Kilvington is exceptionally well connected. The nearby A19 and A61 provide easy access to York, Teesside, and the wider motorway network, while Thirsk railway station—just a short drive away—offers direct services to York, Leeds, and London Kings Cross, making it an ideal base for commuters.

Disclaimer

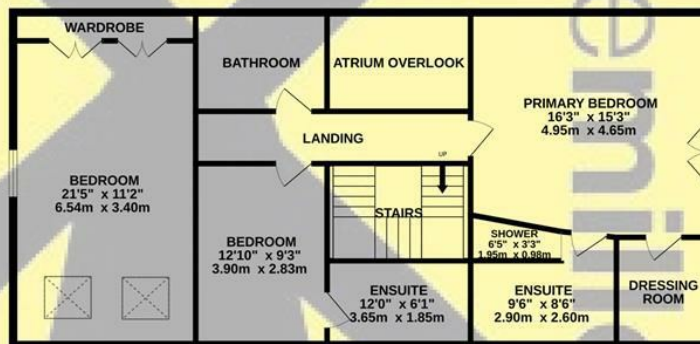
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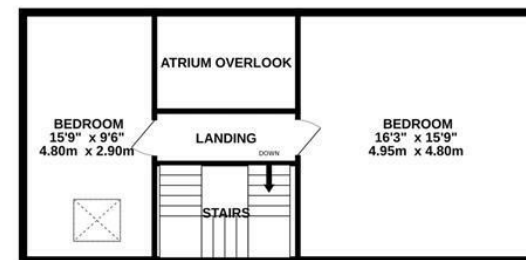




GROUND FLOOR
1411 sq.ft. (131.1 sq.m.) approx.



1ST FLOOR
1154 sq.ft. (107.2 sq.m.) approx.



2ND FLOOR
636 sq.ft. (59.1 sq.m.) approx.

TOTAL FLOOR AREA : 3422sq.ft. (317.9 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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