



Three Cottages
Post Office Lane,
Kirby Wiske,
YO7 4EP
Guide Price Price
Guide £500,000



Luke Miller & Associates
ESTATE AGENTS LETTINGS AGENTS FINANCE

This charming cottage in the peaceful village of Kirby Wiske offers spacious living, three large bedrooms (including a primary bedroom with ensuite), and stunning gardens with views of the 12th-century church. With ample parking, a detached double garage, and potential to extend (*subject to planning), this is an ideal home for families or those seeking a quieter lifestyle. Early viewing is highly recommended.



The Property

Upon entering the home, the central hallway leads to the sitting room, living room, dining room, and kitchen. There is also a staircase leading to the first-floor accommodation.

The sitting room is very generous in size and boasts a wood-burning stove set as the focal point. A large window to the front elevation allows an abundance of natural light into the room. Adjacent to the sitting room is the lounge, which is currently utilised as a home office and, once again, benefits from a large front-facing window.

To the rear of the home, the kitchen offers excellent storage through both base and wall units, along with a host of fitted appliances. With solid wood countertops, tiled flooring, and the benefit of a further storage room, the kitchen enjoys views over the garden's seating areas and the well-maintained lawn.

Completing the ground floor is the dining room, positioned to the rear of the property, featuring wood flooring and windows to two elevations, creating a bright and welcoming space.

On the first floor, the landing provides access to three bedrooms and the family bathroom. The principal bedroom, located at the front of the property, is a very spacious room that easily accommodates freestanding furniture and also includes an ensuite shower room comprising a step-in shower, W.C., and wash hand basin set on a pedestal. This room also features a window and wood flooring throughout.

The second bedroom is also located to the front elevation and is again a very comfortable size. Bedroom three benefits from vaulted ceilings and a window overlooking the rear gardens.

The family bathroom completes the first floor and comprises a panel bath, walk-in double shower, W.C., and a wash hand basin on a pedestal, along with wood flooring and a window providing natural light.

Externally, the property stands attractively with a small, manageable garden to the front. To the rear, there are two large lawned gardens enjoying open views of the historic 12th-century Church of St John Baptist. Additionally, a large patio area provides an ideal space for entertaining. There is ample parking in front of the detached double garage.

Important Information

The property is freehold#

Council: North Yorkshire

Tax Band: C

EPC: TBC

EPC Link: TBC

The Village of Kirby Wiske

The village is ideal for those who wish to reside in an area with an abundance of open countryside though still requires amenities from the two market towns of Thirsk and Northallerton which are close to hand. The village is entered over the river Wiske and also may be accessed via the next village of Maunby. There is an Anglican parish church in the village, dedicated to St John the Baptist. The church is a Grade II* listed building, originally built in the 12th century on the site of an earlier Saxon church.

Disclaimer

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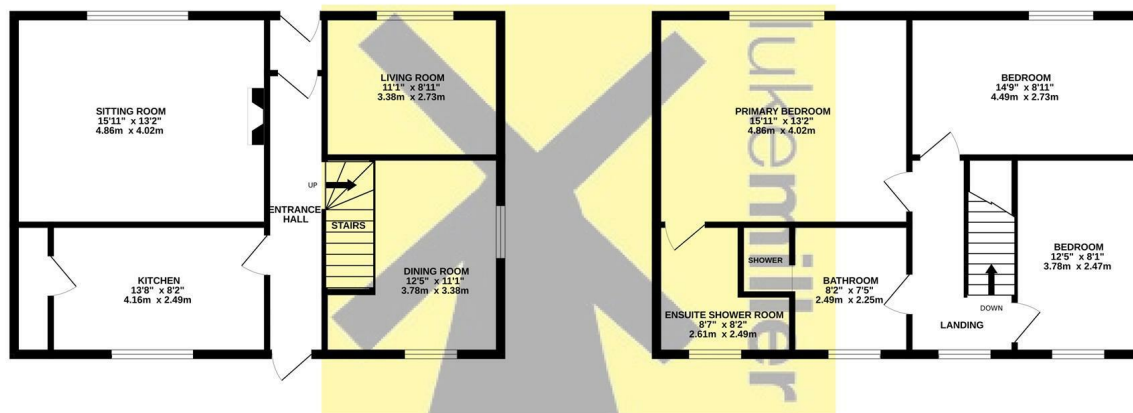
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GROUND FLOOR
651 sq.ft. (60.5 sq.m.) approx.

1ST FLOOR
655 sq.ft. (60.9 sq.m.) approx.



TOTAL FLOOR AREA : 1306 sq.ft. (121.4 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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