



Lanley House
Dishforth village Thirsk, YO7 3JU
Guide price £499,995



This popular village property boasts an impressive four bedrooms, stunning kitchen- living space, sitting room with wood burning stove and exceptional quality finishes . The bathroom and shower room have been stylishly updated to meet modern standards to include Villeroy Boch sanitary ware and tiles. Beautiful landscaped gardens complements this property along with entertaining area perfect for Alfresco dining. Double garage with Mezzanine level and additional ample parking available for vehicles. A viewing of this property is highly recommended. EPC C



Description

This exceptional home is a true statement of style and design, coupled with thoughtful practicality and quality features that are hard to come by in today's property market. The property boasts an impressive and rare combination of contemporary features and soothing colour schemes that exude comfort and charm. The generously proportioned accommodation is perfect for the modern lifestyle, offering spectacular entertaining areas and luxurious family space. The masterful remodeling and extension of this home have been carried out with great care and a keen eye for detail, resulting in a perfect blend of country elegance, modern flair, and an enviable location.

The property has been fully modernized to a high standard and boasts numerous features that enhance comfort and convenience. The gas central heating system ensures that the home is warm and cosy even on the coldest days. The under-floor heating on the ground floor provides an added layer of warmth and comfort, making it a perfect place to relax and unwind. The double glazing throughout the property ensures that the home is quiet and peaceful, providing a serene environment for rest and relaxation.

In summary, this exceptional property comprises a perfect blend of modern amenities, thoughtful practicality, and luxurious living.

As you step through the impressive oak porch of this stunning home, you will immediately be struck by the awe-inspiring through living/dining kitchen that extends an impressive 35ft. The space has been designed to offer a perfect balance of style and practicality, making it ideal for families and entertaining. The kitchen boasts a range of stylish units with sleek granite work surfaces, as well as a range of top-quality integrated appliances. The breakfast bar adds an extra level of versatility to the space, making it suitable for a range of different uses.

As you move through the space, you will be greeted by a bright and airy sitting area, which features a stunning roof lantern that allows natural light to flood the space. Almost full-width folding doors lead out to the rear garden, creating a seamless indoor/outdoor connection that is perfect for summer evenings and entertaining guests. The generously proportioned sitting room features a relaxed and luxurious

ambiance, making it the perfect place to unwind in front of the wood-burning stove on chilly winter nights.

Completing the downstairs, there is a fully tiled wet-room that is perfect for freshening up after a long day, as well as a useful utility room that offers plenty of storage space.

Moving upstairs, you will discover four spacious bedrooms, each thoughtfully designed to offer maximum comfort and privacy. Two of the bedrooms boast a full-width range of fitted wardrobes, providing plenty of storage space for your clothes and belongings. The beautifully appointed house bathroom features a stylish white suite, with feature lighting and modern tiling adding an extra touch of elegance to the space.

As you venture outside, you'll be greeted by an expansive rear garden that is sure to captivate you. The garden is of a good size and enjoys a favourable southwesterly orientation, which means it gets plenty of sunshine throughout the day. The attention to detail that is evident inside the house is continued outside, where the garden has been meticulously landscaped to create a stunning outdoor space.

The garden is a delightful mix of hard and soft landscaping that is sure to impress. The paved patio sitting area is the perfect spot to relax and unwind, while the pathway leads you through the garden and showcases the beautiful lawn with deep, shaped borders. You'll also find a garden store that is ideal for storing your gardening tools and equipment.

The garden is enhanced by feature lighting that illuminates it in a magical way once the sun sets. The gravelled private parking and turn-around area to the rear is generous and can accommodate multiple cars. Access to this area is via a gravelled driveway from Back Lane, which is both practical and aesthetically pleasing.

Overall, the garden is a beautiful extension of the house that has been carefully designed to create a peaceful and serene outdoor space that you'll relish spending time in.

Location

The property is situated in the picturesque and peaceful village of Dishforth, which is known for its idyllic countryside

setting and close-knit community. The village is situated on a slightly elevated position along the main street, providing a delightful view of the surrounding landscape. Dishforth boasts a range of local amenities, including two charming country pubs that serve delicious food and drink, a well-stocked garden centre, and a village hall that hosts a variety of events throughout the year.

One of the highlights of Dishforth is its highly regarded primary school, which has a track record of academic excellence and is a popular choice for families with young children. Parents can rest assured that their children will receive a first-class education in a safe and nurturing environment.

The village is surrounded by stunning open countryside, making it an ideal location for outdoor enthusiasts and nature lovers. With less traffic passing through the village due to its location off the main route, it offers a peaceful and tranquil environment, perfect for those seeking a slower pace of life.

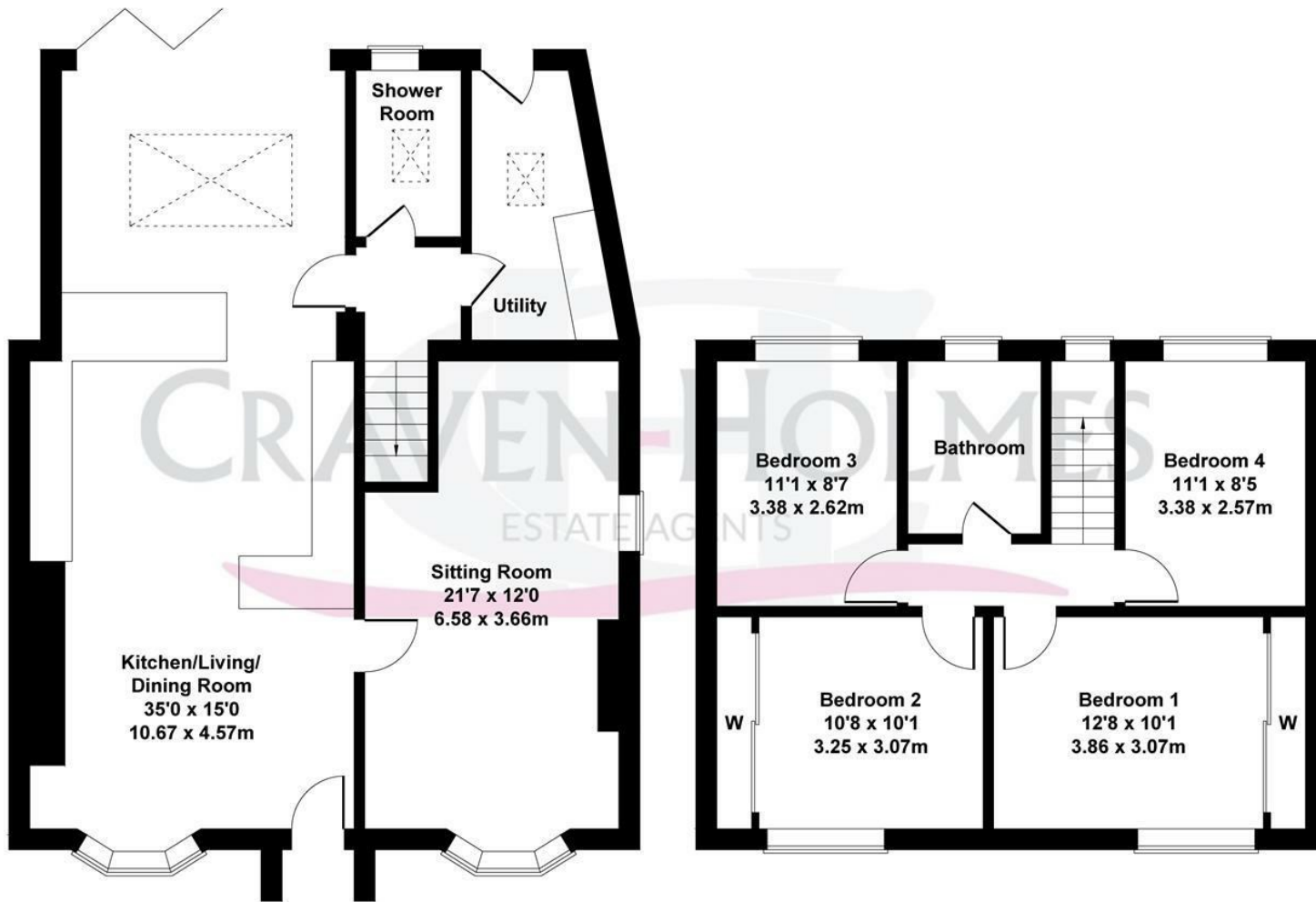
For those with business interests in the area, the A1(M) and A19 provide quick and easy access to nearby towns and cities, including York, Harrogate, and Leeds. Dishforth is a fantastic place to call home, offering a perfect blend of rural charm and modern convenience.





Langley House Dishforth

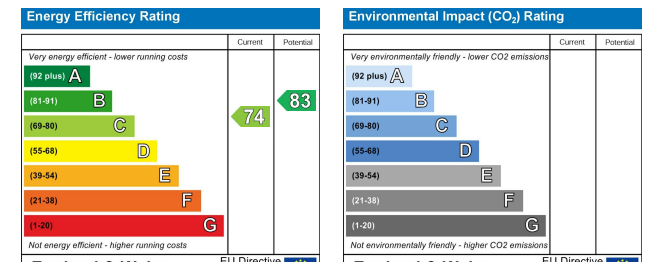
Approximate Gross Internal Area
1606 sq ft - 149 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



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