

HUNTERS[®]

HERE TO GET *you* THERE



Sessay, Thirsk, YO7 3BE

Asking Price £465,000



Council Tax: D



Plum Tree Cottage

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Sessay

Situated approximately 4 miles south-east of Thirsk, Sessay is a small linear village which offers an active community and sought after primary school. The village enjoys easy access to the A19 and local rail links, amenities can be found locally at Thirsk, Topcliffe and Easingwold including GP surgeries, restaurants and supermarkets.

The village hall hosts events most months including comedy nights, sewing clubs and numerous other functions., Throughout the winter months the bar is opened on Friday evenings and a regular coffee morning held on a Saturday morning.

Sessay offers a peaceful and rural location surrounded by beautiful North Yorkshire Countryside with easy access to road and rail travel together with a high number of nearby local amenities.

Entrance Hall

Accessed via door from the rear court yard, window to the side elevation and wide plank wooden floor.

Cloakroom

With low flush WC and wash hand basin, sliding wooden door, wide plank wooden floor and radiator.

Sitting Room

15'10" x 11'5" (4.83m x 3.48m)

With exposed beams to ceiling and windows to two elevations, this charming room is centered around an open fireplace with brick hearth and recess set within which contains a wood burning stove. Shelves to recess.

Dining Kitchen

18'4" x 13'10" (5.59m x 4.22m)

The kitchen area is fitted with a good range of solid wood Grey Shaker style units with complementary quartz worktop over. Belfast sink with swan neck tap, range cooker with stainless steel extractor hood over. Exposed beams and flagged floor, window and door to the front elevation and garden. The dining area has wide wooden planks to the floor and an old cast iron range with surround. Window overlooking the front garden and towards the village cricket pitch, Sutton Bank and the White Horse at Kilburn.

Pantry

8'3" x 6'0" (2.51m x 1.83m)

Fitted with a good range of shelving and storage this fabulous space is every cook's dream. Stripped wooden floor and small window to the front elevation.

First Floor

Landing

With stairs to the ground and second floors. Useful store cupboard to under-stair space.

Bedroom One

13'1" x 11'5" (3.99m x 3.48m)

Beams to ceilings and exposed brick work to the ornate fireplace. Window to front elevation with outlook over village cricket field, Sutton Bank, the White Horse at Kilburn and farmland beyond.

Bedroom Two

13'4" x 10'4" (4.06m x 3.15m)

With ornate fireplace, stripped wooden flooring and painted beam to ceiling. Window to front elevation

with outlook over village cricket field, Sutton Bank, The White Horse at Kilburn and farmland beyond.

Bathroom

White suite comprising; wash hand basin, low flush WC, free standing roll-top bath and shower in cubicle. Wooden flooring and beam to ceiling. Window to rear elevation.

Second Floor

Attic Room/Bedroom Three

19'7" x 10'3" (5.97m x 3.12m)

A versatile space currently used as home office and craft room. Window to the rear elevation with views over farmland. Storage into eaves with space for a double bed.

Courtyard

Walled garden with stone paved and gravelled walkways and seating patio areas. Gated access to the driveway. From the courtyard there is access to the utility, log store and house.

Utility

12'3" x 8'3" (3.73m x 2.51m)

Brick-built outbuilding with painted floor. Sink and

work-surface with plumbing and space for washing machine under. Ample space for boots, coats and storage.

Log Store

12'2" x 3'5" (3.71m x 1.04m)

Brick-built outbuilding with wooden door.

Carport and Garage

Garage with wooden door opening to the front. Light and power.

The carport offers space for additional parking or an additional garden space.

Parking for several cars on the gravelled area.

Gardens

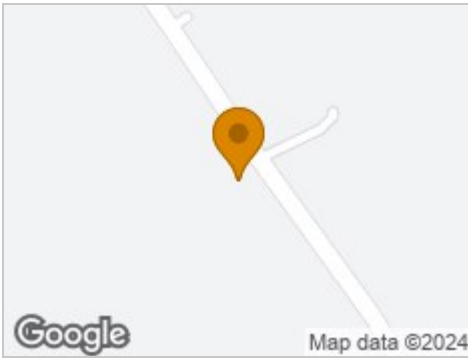
Large gardens which have been carefully planted to create a beautiful English garden. Mature native trees and hedging to boundaries with vegetable beds and flower borders throughout. To the rear of the garden is a hand built wooden treehouse.

Note

The property has a right of access across the gravel drive to gain entry over to the rear garden, parking and garage.



Road Map



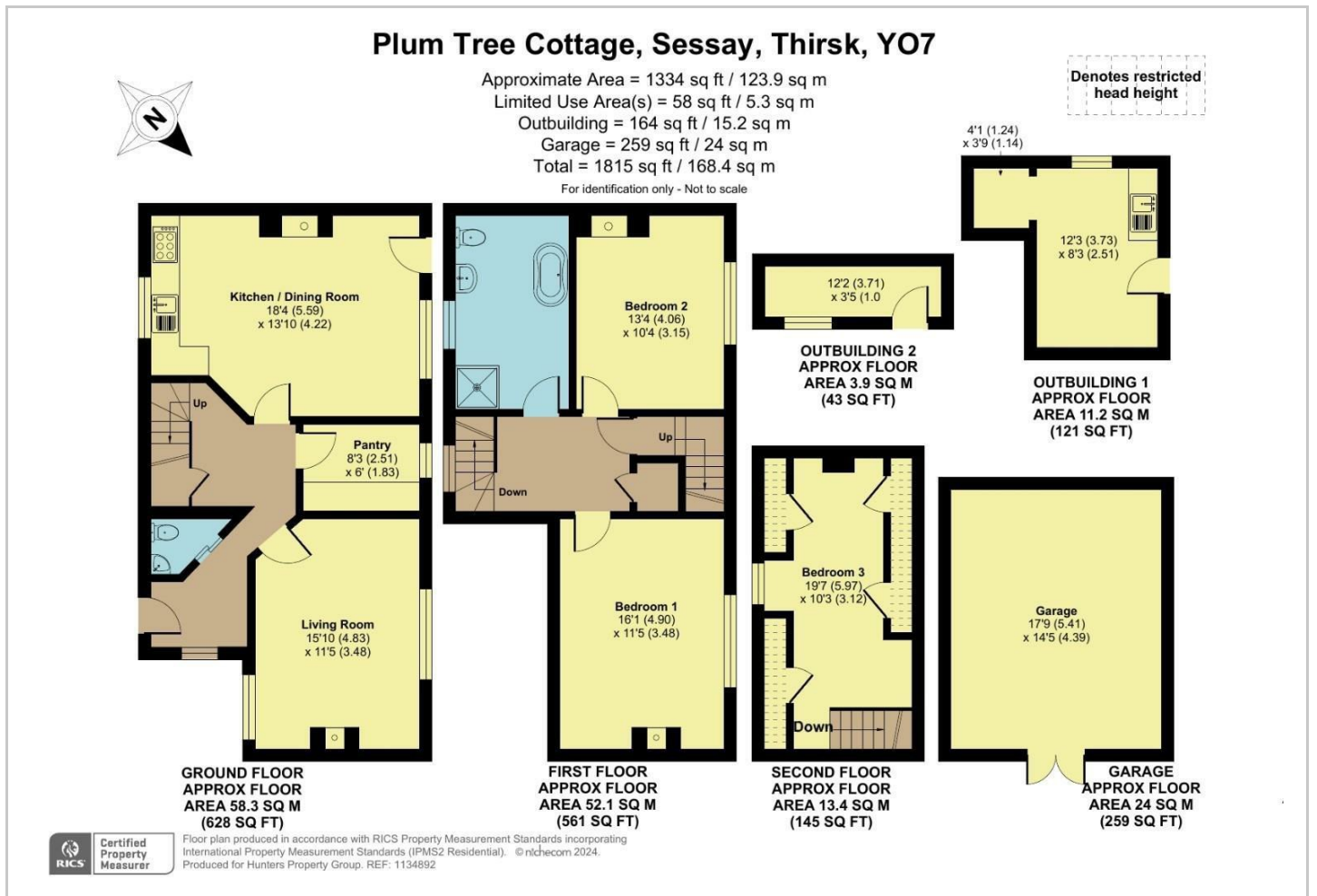
Hybrid Map



Terrain Map



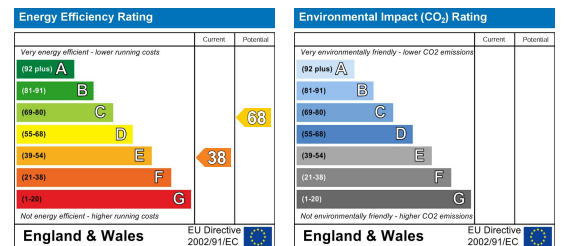
Floor Plan



Viewing

Please contact our Hunters Thirsk Office on 01845 440044 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.