



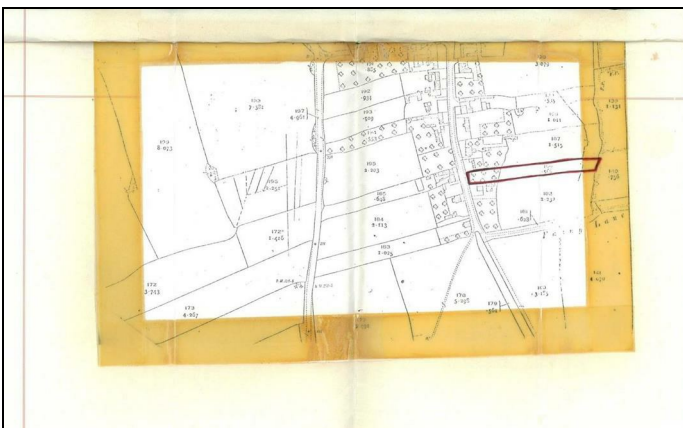
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Stiperstones , Knayton Thirsk YO7 4AS

An amazing opportunity not to be missed! CHAIN FREE this detached four bedroom dormer bungalow in the picturesque and ever-popular village of Knayton offers a great deal both inside and out. Sitting on a substantial plot of approximately 0.7 acre with lawned and wild gardens the property itself offers huge character and flexibility with a number of rooms ready for use in a wide different variety of ways. Internal accommodation consists of an entrance porch, spacious hallway, L-shaped lounge with open fire, kitchen, secondary property entrance, shower room with WC, ground floor bathroom, ground floor bedroom, dining room, study and utility room. The first floor is split with one section offering a landing and two bedrooms and a further bedroom accessed by a second staircase. To the exterior the property holds mature gardens with lawns front and rear, flower beds, stone laid patio, piggery, extensive wild gardens with a number of timber sheds and a detached double garage with ample off street parking. A wonderful opportunity to create a substantial village property with huge character. EPC rating G. council tax band F.

£450,000

LOCATION

Situated in the picturesque & highly sought after village Knayton just outside Thirsk and with great road links. This and the adjoining village of Borrowby offer public houses, village halls, a school & activity centre with tennis courts and a thriving community. Local shops and leisure facilities are all available within the surrounding area. For the commuter there is access to the A19, A1M and arterial roads leading to the larger urbanisations of Leeds, Teesside, York and Harrogate.

DIRECTIONS

Leaving Thirsk via the A19 Northbound take the turning signposted Knayton and Borrowby. Take the right hand turn over the bridge and proceed into Knayton, turn right at the junction and continue along until reaching the property on your left hand side, signified by our for sale board.

THE ACCOMMODATION CONSISTS OF

PORCH

5'11" x 9'11" (1.81 x 3.03)

With timber door, timber windows to front & side, stone flooring and secondary internal glazing.



HALLWAY

7'6" x 16'11" (2.30 x 5.16)

With stairs to first floor and radiator.



LOUNGE

18'3" x 23'10" (5.57 x 7.28)

With front facing bow window, front facing window, side facing bow window, tiled floor, solid fuel fire and feature fireplace and radiators.



KITCHEN

11'6" x 11'0" (3.51 x 3.36)

With a range of base, wall & drawer units, worktops over, part tiled walls, tiled floor and solid fuel fire.



KITCHEN EXTENSION

12'9" x 6'11" (3.90 x 2.12)

With side & rear facing windows, tiled floor and base, floor & wall units, worktops and stainless steel sink & drainer.



SECONDARY HALLWAY

2'10" x 6'10" (0.88 x 2.10)

With side facing timber door and tiled floor.

SHOWER ROOM

2'10" x 6'10" (0.88 x 2.10)

With front facing window, shower cubicle, low level WC, wash hand basin and radiator.



BATHROOM

6'11" x 7'10" (2.11 x 2.39)

With side facing timber window, secondary glazing, shower cubicle, panelled bath, low level WC, pedestal wash hand basin and part tiled walls.



GROUND FLOOR BEDROOM

9'2" to wardrobes x 11'9" (2.80 to wardrobes x 3.59)

With side facing window, fitted wardrobes and radiator.



DINING ROOM

11'10" x 11'8" (3.62 x 3.57)

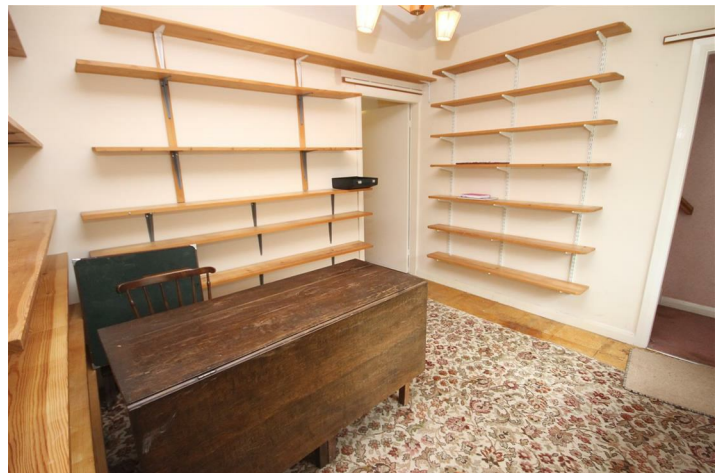
With side facing window, oak floor tiles and radiator.



STUDY

10'9" x 10'3" (3.28 x 3.14)

With side facing window, secondary glazing, access to first floor staircase and radiator.



UTILITY ROOM

11'8" x 12'6" (3.58 x 3.82)

With rear facing window and oil heating boiler.



REAR BEDROOM

14'0" x 17'0" (4.28 x 5.20)

With rear facing window, side facing velux window, storage in eaves, wash hand basin and radiator.



FIRST FLOOR LANDING

10'6" x 7'9" (3.22 x 2.38)

With loft access hatch.

BEDROOM

18'4" x 12'9" max (5.61 x 3.90 max)

With front & side facing windows, storage in eaves and radiator.



BEDROOM

11'11" x 12'10" (3.64 x 3.93)

With side facing window, storage in eaves and radiator.



DOUBLE GARAGE

14'5" x 14'1" (4.40 x 4.30)

With timber doors, rear personal access door and side facing window.



FRONT GARDEN

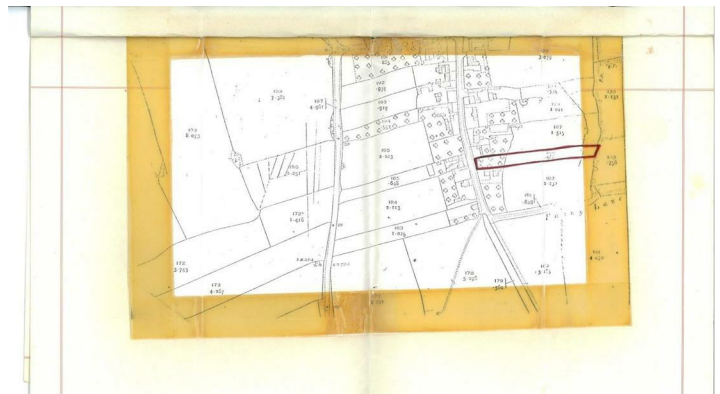
With lawned garden and mature borders.



REAR GARDEN

With lawned garden, stone patio, piggery, mature borders & beds and extensive wild garden plot.

PLOT PLAN



VIEWING

Viewing is Strictly By Appointment Only.

MORTGAGE ADVICE

James Winn Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage advisor based. Call 01609 777125 or 01845 524488. (Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it).Minimum age 18.

FREE VALUATION

If you are looking to sell a property James Winn Estate Agents offers a FREE NO OBLIGATION market appraisal service designed to give you the best advice on marketing your property. Contact our sales team in Thirsk 01845 524488 to book an appointment.

FREEHOLD

1/ James Winn Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error. 3/ We believe the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property. 4/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 5/ All EPC's are generated by a third party and James Winn Ltd accepts no liability for their accuracy. 6/ The Floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Buyers must satisfy themselves of any size or shape before committing to any expense. Terms of Website Use Information provided on our website is for general information only. It may not be wholly accurate, complete or up-to-date and should not be relied upon. Intellectual Property The copyright and other intellectual property rights in our website & brochures are owned by us or our licensors. All rights are expressly reserved. Unauthorised use By accessing our site, you agree not to attempt to gain any unauthorised access or to do anything which may interfere with the functionality or security of our site.

GROUND FLOOR
1614 sq.ft. (149.9 sq.m.) approx.

1ST FLOOR
792 sq.ft. (73.6 sq.m.) approx.



TOTAL FLOOR AREA : 2406 sq.ft. (223.5 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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