



**James Winn**  
**Estate Agents**

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### **Bank House , Sutton Thirsk YO7 2PR**

This detached stone built cottage is immaculately presented and has spectacular uninterrupted views to the rear across countryside to the chalk escarpment of Sutton Bank. The property offers accommodation to include a living room with multi-fuel stove, a large dining kitchen, a study, a rear hall with storage cupboard, a cloakroom/ w.c., a landing which is accessed via a stunning Oak & glass staircase, three spacious & light double bedrooms and a luxurious house bathroom. To the exterior there is a stone outhouse with power & water, a lean-to useful store room, attractive, well stocked gardens and a detached garage with graveled parking for vehicles. The property benefits from exposed beams & stonework, oil central heating via a modern boiler and double glazing. In our opinion if you are looking for the perfect village cottage with views and superb presentation, viewing of this home is essential. Energy rating E, council tax band E

**£400,000**

### LOCATION

Situated within the village of Sutton under Whitestone Cliffe at the edge of the North Yorkshire Moors national park with its own public house and village hall. The property has uninterrupted views to the hills and the limestone escarpment of Sutton Bank. Up the road at the top of the bank is the Sutton Bank visitors centre, cafe and cycle centre. Local schools, shops and leisure facilities are all available within the surrounding area with Thirsk only 3.7 miles away. 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 Market Place via Millgate proceed onto St. James Green and turn right at the mini roundabout onto Long Street. At the end of Long Street turn left onto Sutton Road and proceed along until you reach Sutton. Proceed through the village to where the property is located on the left hand side.

### THE ACCOMMODATION COMPRISES

#### ENTRANCE PORCH

With entrance door to the front, double glazed windows to the front & side and tiled floor.

## LOUNGE

17'6 x 17'1 max (5.33m x 5.21m max)

With double glazed windows to the front elevation, television point, multi fuel stove, exposed ceiling beams, wall lights, exposed stone, contemporary Oak staircase with glass panels, large under stairs cupboard and radiators.



## REAR HALL

8'2 x 5'10 (2.49m x 1.78m )

With storage cupboard housing the boiler and tiled floor.

**STUDY**

10'10 x 9'11 (3.30m x 3.02m)

With double glazed windows to the front & side elevations, television point, exposed ceiling beams and radiator.



**CLOAKROOM/W.C.**

With low level w.c., hand basin, tiled splashbacks and tiled floor.

### DINING KITCHEN

18'9 x 9'9 (5.72m x 2.97m)

Including a fitted range of wall and base units incorporating rolled edge work surfaces, Belfast sink with mixer taps over, LPG Rangemaster, extractor hood & light, dishwasher, fridge, space & plumbing for a washing machine. tiled floor, tiled splashbacks, space for an American style fridge freezer, radiator, double glazed windows to the side & rear and double glazed door to the side.



### FIRST FLOOR LANDING

Galleried landing with doors to all rooms, loft access, airing cupboard, radiator, double glazed window to the rear elevation with a view to Sutton Bank.



**BEDROOM ONE**

17'1 x 10'8 (5.21m x 3.25m)

With double glazed window to the front, Velux windows, cast iron fireplace and radiator.



## BEDROOM TWO

17'8 x 9'7 inc wardrobes (5.38m x 2.92m inc wardrobes)

With double glazed window to the rear elevation with a magnificent view to the hills and the limestone escarpment of Sutton Bank, fitted wardrobes and radiator.



**BEDROOM THREE**

10'8 x 10'1 (3.25m x 3.07m)

With double glazed windows to the front & side elevations, cast iron fireplace and radiator.



**HOUSE BATHROOM/W.C.**

Including a modern three piece suite comprising of a panelled bath with shower over, hand basin, low level w.c., tiled walls, vertical heated towel rail, extractor fan, spotlights, tiled floor and double glazed window to the side elevation.





EXTERIOR



**FRONT GARDEN**

With stone walled frontage, lawn area, shrub & flower beds and gate to the rear garden.



**REAR GARDEN**

Private enclosed rear garden with raised patio area, pergola, lawn with flower & shrub borders, gravelled sections, greenhouse, shed, outside tap, oil tank and fenced & hedged boundaries.



## VIEWS



### OUTBUILDING

10'11 x 5'9 (3.33m x 1.75m)

With new roof tiles, light & power and water. This could be converted into a utility room if required.

### GARAGE & PARKING

Detached garage with up & over door, light & power. Gravelled parking area to the front providing off road parking for multiple vehicles.

### 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.

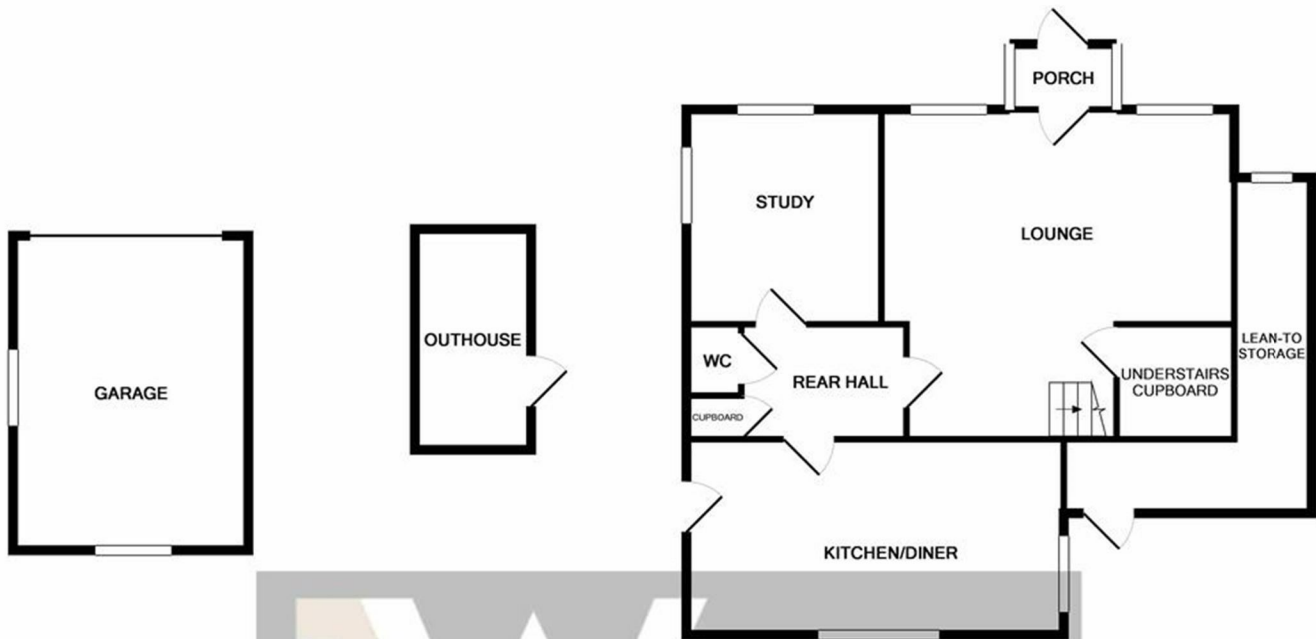
### FREE VALUATION

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

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GROUND FLOOR  
APPROX. FLOOR  
AREA 986 SQ.FT.  
(91.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1603 SQ.FT. (148.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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1ST FLOOR  
APPROX. FLOOR  
AREA 617 SQ.FT.  
(57.3 SQ.M.)