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

Bank House is a charming, early Victorian detached cottage built from local sandstone located in Sutton-under-Whitestonecliffe, overlooking the North York Moors National Park. It features spectacular uninterrupted views to the rear across protected countryside to several miles of the chalk escarpment, including Sutton Bank. Paths lead from the property into the national park. The cottage offers generous accommodation over two levels. On entering via the front porch, into a warm lounge area, with multi-fuel stove, exposed beams and two front facing windows welcoming lots of natural light. The dining kitchen sits to the rear of the property, with a Belfast sink, an abundance of worktop space, plentiful wall and base units, integrated dishwasher, and Rangemaster. An inner hall accesses both the downstairs W.C. and a handy storage cupboard, with a right turn accessing a well-appointed study to the front of the home. A stunning oak and glass staircase leads to the first floor; the primary bedroom sits at the rear with built-in wardrobes and far-reaching views over the countryside. The secondary bedroom sits to the front, with two 'Velux' windows, and a characterful cast-iron fireplace. The third bedroom is single in size, featuring another cast-iron fireplace and is accessed to the end of the landing, whilst the house bathroom is a stylish three-piece suite comprising of panelled bathtub with shower over, tiled walls and flooring, wash hand basin and W.C. Externally, the cottage benefits from a generous plot, with a private, rear garden laid to lawn to the right of the rear courtyard. The rear courtyard benefits from raised patio seating and a gravelled area with greenhouse. Furthermore, there is a stone outhouse with power and water, a shed, plus a practical lean-to storeroom also with power. To the front, there is another lawned area, with a gravelled pathway leading to the driveway, ample for several vehicles, and a detached single garage.

**£375,000**



## 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



## ENTRANCE PORCH

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

## LOUNGE

17'5" 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.



### KITCHEN DINER

18'9" x 9'8" (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.



### INNER HALL

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

With storage cupboard housing the boiler and tiled floor.



### STUDY

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

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



### DOWNSTAIRS W.C.

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



### PRIMARY BEDROOM

17'1" x 10'7" (5.21m x 3.25m)

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



### BEDROOM 2

17'7" x 9'6" 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 3

10'7" x 10'0" (3.25m x 3.07m)

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



### BATHROOM

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.





## EXTERNAL

To the front, with stone walled frontage, lawn area, shrub & flower beds and gate to the rear garden. To the rear, a 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. An outbuilding with new roof tiles, light & power and water. This could be converted into a utility room if required. Furthermore, there is a detached garage with up & over door, light & power. Gravelled parking area to the front providing off road parking for multiple vehicles.





## PARKING & GARAGE



## VIEW



## DISCLAIMER

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.

## VALUATION SERVICES

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.

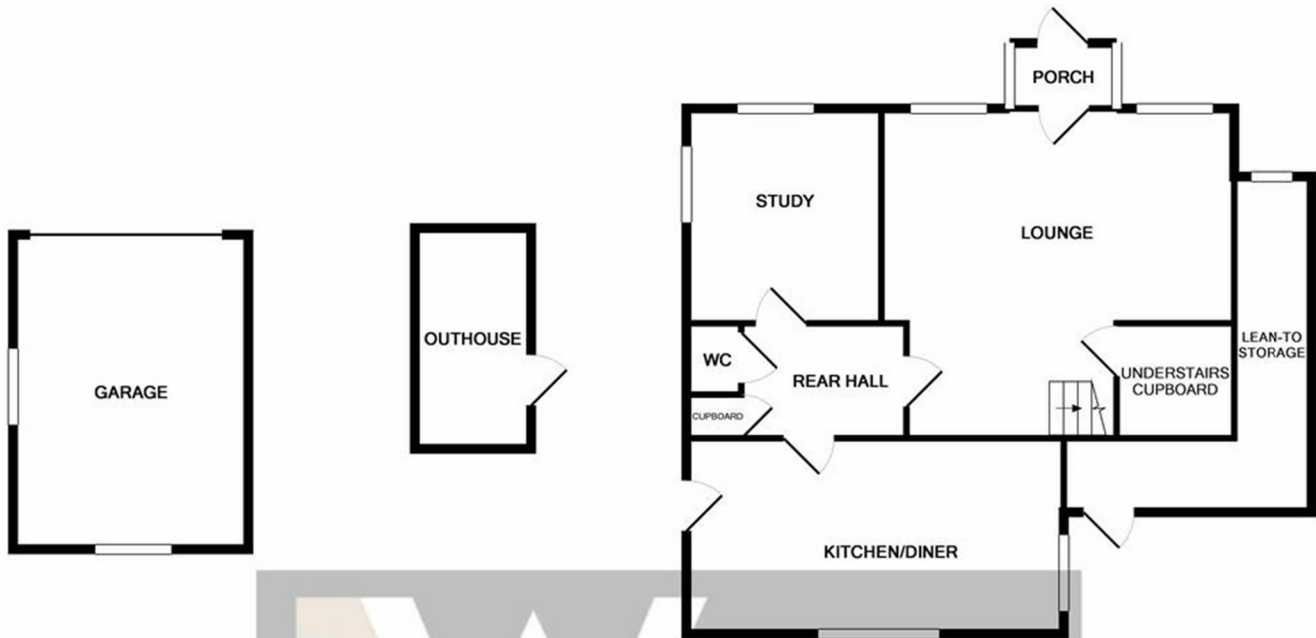
## MORTGAGE & FINANCIAL ADVICE

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.

## VIEWING

Viewing is Strictly By Appointment Only.





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.)