



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

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### **Angram Grange Cold Kirby, YO7 2HL**

A rare & unique opportunity to purchase this substantial, detached house. Sat in approximately six acres of land. The property is located in the quiet and picturesque village of Cold Kirby in the National Park with stunning rural views. This magnificent property offer extensive accommodation which comprises of an entrance hall, an inner hall with stairs to the first floor, two downstairs w.c, a modern breakfast kitchen, a good sized lounge with burner, a further versatile reception room, a galleried first floor landing with storage cupboard, six first floor bedrooms all with countryside views and a two modern house bathroom/w.c.. To the exterior of the property there are generous front & rear gardens, a range of outbuildings including stone built storage sheds, a large timber outbuilding currently used as stables and four grass paddocks of varying sizes. With the added benefits of oil central heating via modern boilers, underfloor heating in the ground floor & double glazing, viewing is highly advised as no description can do this property justice. EPC B. Council Tax Band G.

**£815,000**

### LOCATION

Situated in the attractive, rural, peaceful village of Cold Kirby approximately 7 miles to the East of Thirsk. Local schools, 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 A170 Scarborough Road proceed to the top of Sutton Bank and follow the road taking the Left hand turn to Cold Kirby. Proceed down the road until you enter the village to where the property is located on the left hand side.

### THE ACCOMMODATION COMPRISES

#### ENTRANCE HALL

With entrance door to the rear elevation, double glazed window to the side and underfloor heating.



#### CLOAKROOM/W.C.

With modern suite comprising of a hidden cistern w.c., hand basin in vanity unit, underfloor heating and extractor fan.





**SNUG**

13'10 x 11'1 (4.22m x 3.38m)

With double glazed window to the front elevation, electric fire and underfloor heating. Karndean flooring.



**OFFICE**

21 x 9'6 max (6.40m x 2.90m max)

With double glazed window to the front elevation, tiled floor, spotlights and underfloor heating.

**BREAKFAST KITCHEN**

15'3" x 22'3" (4.65 x 6.79)

Including a Wren modern fitted range of base units incorporating rolled edge work surfaces, one and a half bowl sink unit with mixer taps over, integrated electric oven & electric hob, extractor hood & light, washing machine, microwave, fridge freezer, underfloor heating, breakfast bar, pantry cupboard housing the boiler & water tank and double glazed window to the rear.



### LOUNGE

20'11" x 22'1" (6.40 x 6.74)

With double glazed windows to the front, side & rear elevations, Firestorm log burner, television point and underfloor heating.



### CLOAKROOM/W.C.

With modern white suite comprising of a hidden cistern w.c., hand basin set in vanity, tiled floor, underfloor heating, shaver point, boiler, hot water tank and double glazed window to the side.

### FIRST FLOOR LANDING

Galleried landing with large airing cupboard, Velux window to the rear with a countryside view, loft access and radiator.

**BEDROOM ONE**

19'6 x 13'11 (5.94m x 4.24m)

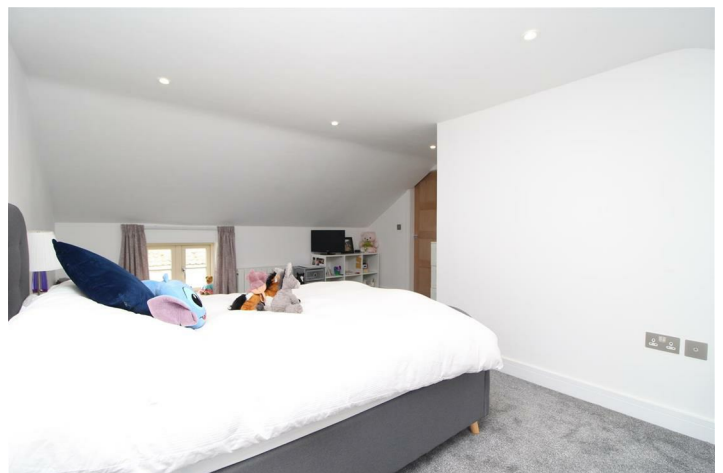
With double glazed windows to the front & rear elevations, walk-in wardrobe, loft hatch, television point and two radiators.



**BEDROOM TWO**

22'1 x 13'1 (6.73m x 3.99m)

With double glazed windows to the front elevation, spotlights, cupboard, loft access and radiator.

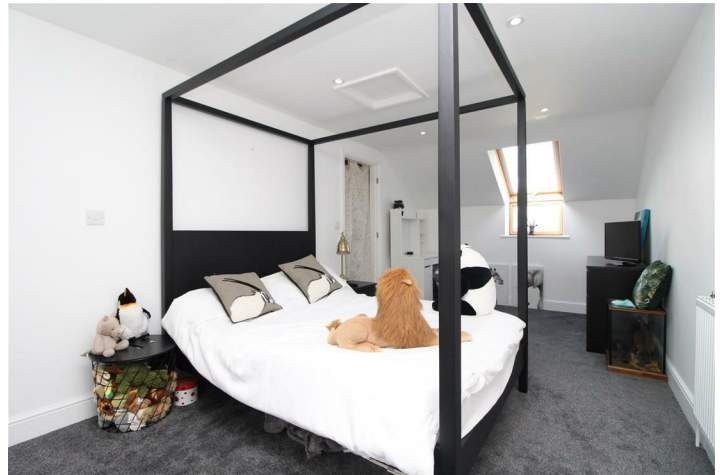




### BEDROOM THREE

21 x 9'6 (6.40m x 2.90m)

With double glazed window to the front, Velux window to the rear with a countryside view, spotlights, loft access and radiator.



### BEDROOM FOUR

13'8 x 11 (4.17m x 3.35m)

With double glazed window to the front elevation, loft hatch and two radiators.

### BEDROOM/STUDY

7'10" x 7'6" (2.41m x 2.29m)

With Velux window to the side and radiator.

### BEDROOM/STUDY

7'8 x 7'5 (2.34m x 2.26m)

With Velux window to the side with a countryside view, spotlights and radiator.

### HOUSE BATHROOM/ W.C.

Including a modern four piece suite comprising of a free standing bath, step in shower cubicle, hand basin set in vanity, hidden cistern w.c., vertical heated towel rail, extractor fan, Velux window to the side and double glazed window to the rear elevation with a countryside view.



### HOUSE BATHROOM/W.C.

Including a modern three piece suite comprising of a panelled bath with shower over, hand basin set in vanity unit, hidden cistern w.c., part tiled walls, vertical heated towel rail, extractor fan, spotlights, Velux window to the side and double glazed window to the rear elevation.



### EXTERIOR



### FRONT GARDEN

To the front of the property there is a large lawned garden with walled frontage and driveway leading to the property.



**REAR GARDEN**

Laid mainly to lawn. An iron gate gives access to two of the paddocks to the rear and another gate gives access to the further two paddocks.



## OUTBUILDINGS

There is a range of outbuildings to the building including a variety of stone built buildings and a timber building which is currently used as a stable.



## PADDOCKS

The property is offered with a range of paddocks divided by stone walls and gates offering commanding views across the countryside immediately to the rear of the property.





### AGENTS NOTE

Please note this property has a local occupancy clause. Any person of interest must qualify from one of the below conditions:

- a) Is currently living in and has permanently resided in the National Park for three years or more and is living in accommodation that no longer meets their requirements
- or
- b) Does not currently live in the National Park but has a strong and long standing link to the local community including a previous period of residence of three years or more
- or
- c) Has an essential need to move to live close to relatives who are currently living in and have resided in the National Park for at least the previous three years or more and require support for reasons of age or infirmity
- or
- d) Requires support for reasons of age or infirmity and need to move to live closer to relatives who are currently living and have resided in the National Park for at least the previous three years or more
- or
- e) Needs to live in the National Park as a result of current sole employment within that parish or adjacent parishes within the National Park

Prior to the occupation of the development the qualifying person shall have obtained confirmation in writing from the Authority that they satisfy the local need criteria outlined in points a - e above.

### VIEWING

Viewing is Strictly By Appointment Only.

### 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.

### 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.

### 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

1ST FLOOR



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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