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The Granary Thornbrough, North Kilvington Thirsk YO7 2NT

An truly unique and individual 4 bedroom detached family property built to an exacting standard, with the addition of a beautifully appointed 2 bedroom annex, stunning gardens, a walled courtyard and outbuildings. The home is found in Thornbrough, situated in a particularly picturesque stretch of undulating North Yorkshire countryside; the chalk escarpment of Sutton Bank, the Yorkshire Dales and North Yorkshire Moors National Parks all being in view. Despite its peaceful rural surroundings, the property is conveniently close to the A19 which provides direct access to the nearby market towns of Thirsk and Northallerton, also linking to the A1(M) leading to Harrogate and Leeds to the south. The area is home to some excellent public houses and restaurants and there are several noteworthy schools within easy reach including Aysgarth, Ripon Grammar, Cundall Manor, Ampleforth College and Queen Ethelburga's. Council Tax Band G EPC D

£1,500,000

LOCATION

Situated in a picturesque & highly sought after area between Thornbrough and Upsall just outside Thirsk and with great road links connecting to the A1(M) leading to Harrogate and Leeds to the south. The area is home to some excellent public houses and restaurants and there are several noteworthy schools within easy reach including Aysgarth, Ripon Grammar, Cundall Manor, Ampleforth College and Queen Ethelburga's.

DIRECTIONS

Leaving Thirsk via Stockton Road enter the village of South Kilvington, take the 2nd exit on the mini round about and follow the road towards Upsall. The property is approximately 1.5 miles down the road on your right.

THE GRANARY

ENTRANCE HALL

With double glazed door to the front garden, wooden floors, stair case leading up to the first floor and two radiators.



CLOAKROOM/W,C

With low level WC, hand wash basin and a radiator.

LIVING ROOM

21'11" x 22'7" (6.7m x 6.9m)

With side & rear facing windows, oak flooring, log burning stove with feature fireplace and a radiator.



SNUG

11'5" x 16'4" (3.5m x 5.0m)

With front & side facing windows, TV point and two radiators.



KITCHEN DINER

11'4" x 22'11" (3.46m x 7.0m)

With dual aspect front and rear facing windows, door into garden, tiled floor, a range of wall and base units incorporating Corian work surfaces and splashback, a island unit made up of draw and base units, single bowl sink unit with mixer taps over, integrated appliances including double electric oven, gas hob and extractor hood & light, fridge/freezer, and a dishwasher.



OFFICE

8'5" x 11'4" (2.59m x 3.46m)

With a front facing window and a radiator.

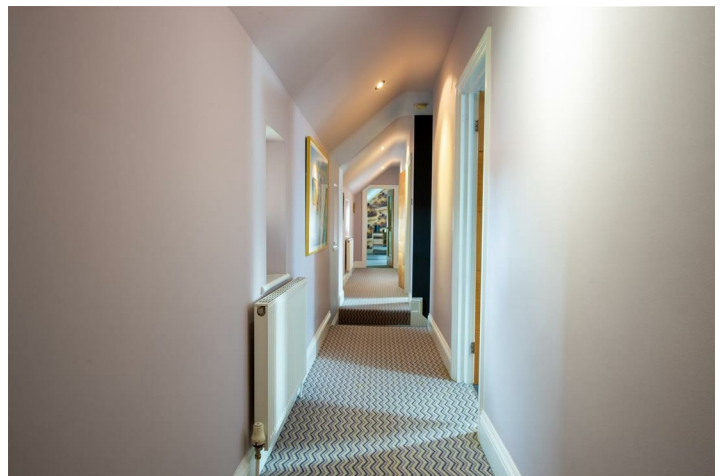


LAUNDRY ROOM

9'6" x 7'8" (2.91m x 2.35m)

With a front facing door, plumbing for a washing machine and built in storage cupboards,

FIRST FLOOR LANDING



BEDROOM ONE

12'11" x 17'3" (3.96m x 5.27m)

With front & rear facing windows, rear facing Velux window, large walk in wardrobe with lighting, access to en suite bathroom and two radiators.



JACK & JILL EN SUITE

6'6" x 8'10" (2.0m x 2.7m)

With a rear facing Velux window, low level w.c, vanity sink unit, step in shower, panelled bath and a heated towel rail.



BEDROOM TWO

9'6" x 10'5" (2.9 x 3.2)

With a rear facing window aswell as a rear facing Velux window, access to en suite and a radiator.



BEDROOM THREE

12'5" x 12'1" (3.8m x 3.7m)

With two rear facing windows aswell as two rear facing Velux windows and two radiators.



BEDROOM FOUR

17'4" x 10'2" (5.3m x 3.1m)

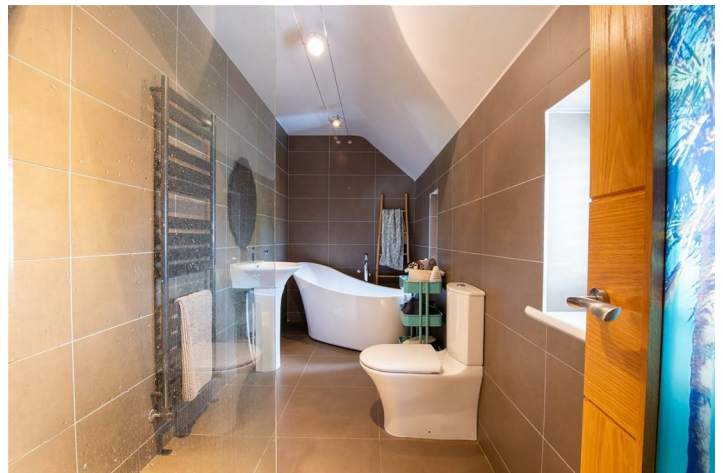
With side & rear facing windows and a radiator.



HOUSE BATHROOM/W.C

13'5" x 5'2" (4.1m x 1.6m)

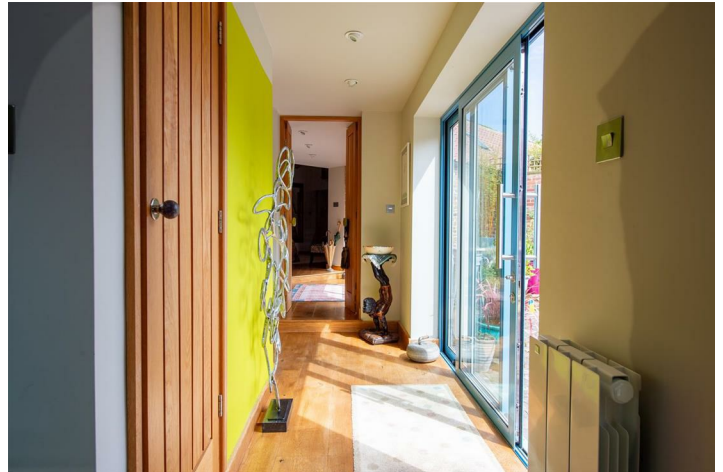
With two front facing windows, low level W.C, walk in shower, pedestal wash hand basin, tiled flooring and a heated towel rail.



THE GRANARY STUDIO

ENTRANCE HALL

With front facing patio doors, storage cupboard, open plan access to both bedrooms & living room and a radiator.



OPEN PLAN KITCHEN LIVING

32'9" x 13'9" (10.0m x 4.2m)

With three front facing Velux windows, front facing bifold doors & two windows, log burning fire, TV point, a range of fitted kitchen units to include a large breakfast island, steam oven, microwave, and fridge and freezer.



BEDROOM ONE

14'9" x 12'9" (4.5m x 3.9m)

With a front facing window, front facing Velux window, en suite access, oak flooring, stairs to mezzanine office, large walk in wardrobe fit with cupboards and lighting and a radiator.



EN SUITE

13'3" x 10'9" (4.06m x 3.29m)

With a rear facing window, front facing Velux window storage cupboard, tiled flooring, walk in shower, wash hand basin, hidden cistern w.c, bidet and a heated towel rail.



BEDROOM TWO

11'8" x 10'9" (3.58m x 3.29m)

With a rear facing window, en suite access, oak flooring, loft access, access to en suite and a radiator.



EN SUITE

With walk in shower, vanity sink unit, hidden cistern W.C, tiled flooring, tiled walls and a heated towel rail.



OFFICE

6'5" x 12'5" (1.97m x 3.8m)

With a front facing Velux window.

EXTERNALLY



COURTYARD

Enclosed courtyard garden with covered seating area.



REAR YARD



GARDENS

Large gardens including a garden room with glazed doors, courtyard garden with feature pond and elevated shrubbery, glazed gazebo and large seating area.

Gravelled drive to entrance through electric gates, leading to garaging for two vehicles and studio with double fronted timber storage building.



CLAUSES

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.

VIEWING BY APPOINTMENT

Viewing is Strictly By Appointment Only.

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 adviser based in Northallerton. 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.

MATERIAL INFORMATION

The following information should be read and considered by any potential buyers prior to making a transactional decision:

SERVICES: We are advised by the seller that the property has, electricity, water and drainage.

MAINTENANCE / SERVICE CHARGE: N/A

WATER METER: Yes

PARKING ARRANGEMENTS: Large private driveway

BROADBAND SPEED:

The maximum speed for broadband in this area is shown by inputting the postcode at the following at the following link here <https://www.broadbandcheck.co.uk/>

ELECTRIC CAR CHARGER: N/A

MOBILE PHONE SIGNAL: No known issues

The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

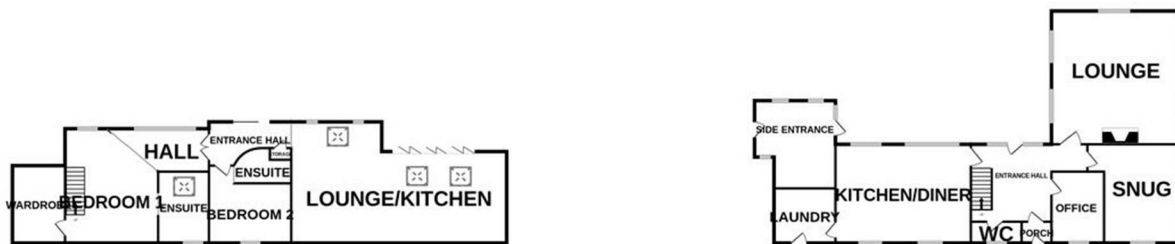
FREEHOLD

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.

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.

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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