



**James Winn**  
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## **The Dower House , Thirkleby Thirsk YO7 2AT**

**NO ONWARD CHAIN.**

An opportunity to purchase this beautiful, semi - detached cottage. The property is located in the picturesque village of Great Thirkleby, just south of Thirsk. Over two floors the accommodation comprises of an entrance hall, a living room with log burner open to the sitting room at the rear of the property, a dining room with wood burner and feature fire place, a kitchen, rear hallway with pantry, a first floor landing that opens into space previously used as a bedroom, three double bedrooms and a modern shower room and separate w.c..

To the exterior there are vast gardens including a series of outbuilds attached to the property, with the opportunity to renovate or potentially extend into (subject to relevant planning permissions) as well as further outbuildings at the bottom of the garden that have agricultural use. To the front and rear extending to the border that runs along the beck, leading to grazing land, with the overall plot measuring approximately 4 acres.

Viewing is essential to appreciate the charm, location, potential and size of the accommodation on offer.

Council Tax - E

**Offers Around £495,000**



### LOCATION

Situated within the peaceful historic village of Great Thirkleby just outside 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 A19 Southbound towards Easingwold take the left hand turn signposted Thirkleby . Take the left hand turn signposted Great Thirkleby 1/2 and proceed into the village, continue down to the village green to where the property is located on the left hand side at the end of the lane.

### ENTRANCE HALL

With glazed door to the front, stairs leading to the first floor, and doors to living room and dining room.



### LIVING ROOM

12'1" x 14'5" (3.7m x 4.4m)

With window to the front, wood burning stove, radiator, open to the sitting room.



### SITTING ROOM

13'1" x 9'10" (4.0m x 3.0m)

With double glazed French doors to the rear garden and a radiator.



### DINING ROOM

13'5" x 14'5" (4.1m x 4.4m)

With window to the front, wood burning stove set in large brick fire place, and a radiator.





### KITCHEN

8'6" x 9'10" (2.6m x 3.0m)

With double glazed window to the rear, a range of a base, wall and drawer units, Corian work surfaces and upstand, tiled splash back, built in double oven, integrated electric hob and extractor hood, single bowl inset sink and drainer with mixer tap and space for fridge freezer.



### HALLWAY

5'6" x 9'10" (1.7m x 3.0m)

With glazed door to rear garden, sliding door to pantry, under stairs storage and a radiator.



### BEDROOM ONE

13'1" x 14'5" (4.0m x 4.4m)

With double glazed window to the front, built in storage cupboard and a radiator.



## BEDROOM TWO

13'5" x 14'1" (4.1m x 4.3m)

With double glazed window to the front, built in storage cupboard and a radiator.



## BEDROOM THREE

13'1" x 9'10" (4.0m x 3.0m)

With window to the rear and a radiator.





### LANDING

8'6" x 9'10" (2.6m x 3.0m)

With rear facing window, a radiator, previously an additional bedroom before removing a wall to open up and become a light and open first floor landing.



### SHOWER ROOM

8'6" x 6'2" (2.6m x 1.9m)

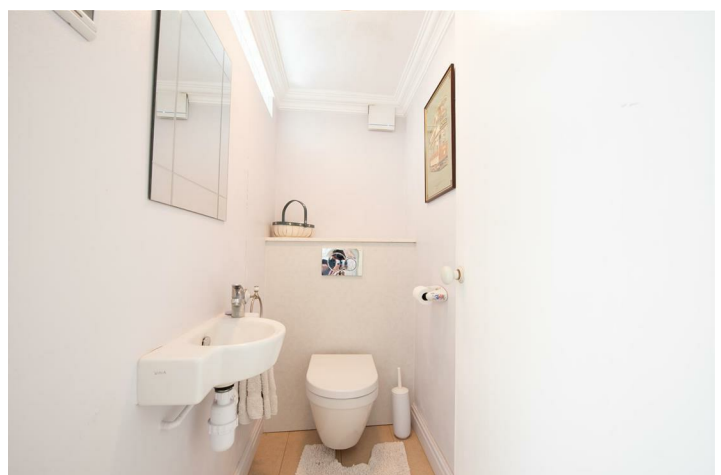
With double glazed window to the side, walk in shower cubicle, hand wash basin in vanity unit and heated shower rail.



### WC

5'10" x 2'11" (1.8m x 0.9m)

With low level WC and hand wash basin.





## FRONT GARDENS

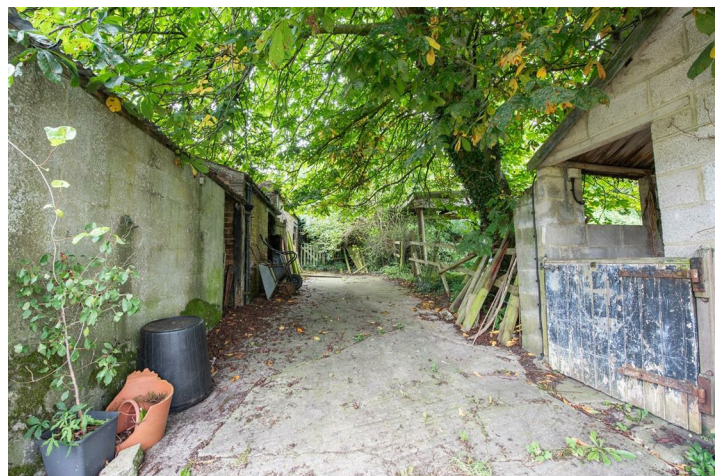
Front gardens with pathway to house, seating area, substantial garden wrapping around the property and extending out to the beck, gated entrance for vehicles. There are a series of outbuilds attached to the property, with the opportunity to renovate or potentially extend into (subject to relevant planning permissions)





## REAR GARDENS

Extensive gardens with a variety of outbuildings at the bottom of the garden that have agricultural use, a gate leading to grazing land.





EXTERNAL



AERIAL VIEW

Showing land measuring approximately 4 acres of grazing land





## 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.

## 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.

## VIEWING

Viewing is Strictly By Appointment Only.

## 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 mains provided electricity, water, drainage and oil heating.

**MAINTENANCE / SERVICE CHARGE:** N/A

**WATER METER:** No

**PARKING ARRANGEMENTS:** Off road parking on driveway and secluded parking through the double gates, including a garage.

## 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.



TOTAL FLOOR AREA : 1499 sq.ft. (139.3 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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