



**James Winn**  
Estate Agents

Tel: 01845 524488 Fax: 01845 522855

[www.jameswinn.co.uk](http://www.jameswinn.co.uk)

2 Bakers Alley, 29 Market Place, Thirsk, North Yorkshire, YO7 1HD

[thirsk@jameswinn.co.uk](mailto:thirsk@jameswinn.co.uk)



## 2 St. Johns Garth, Felixkirk Thirsk YO7 2EG

Available to purchase is this double fronted, three bedroom, charming village cottage situated in an elevated position & backing onto fields in the village of Felixkirk. The village is located at the edge of the Hambleton Hills, is home to the award-winning gastropub The Carpenters Arms & is located only a short drive from the market town of Thirsk. Over two floors the accommodation comprises of an entrance hall, a large lounge with dual aspect windows & wood burning stove, a modern dining kitchen with integrated appliances extending on to a garden room, a cloakroom/w.c, a first floor landing with large airing cupboard, three double bedrooms and a four piece house bathroom/w.c.. To the exterior of the property there is a lawned front garden, an enclosed rear garden and a garage. With the added benefits of oil central heating and double glazing viewing is highly advised to appreciate the size, location, presentation & aspect of the accommodation on offer.

EPC D. Council - Tax Band E.

**£425,000**

## LOCATION

Situated in an elevated position in the pretty & quiet village of Felixkirk on the edge of the Hambleton Hills. The village has its own pub The Carpenters Arms and Church and is only a short distance away from the market town of Thirsk with its local schools, shops and leisure facilities. 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 Millgate proceed onto St James Green and take the right hand turn onto Long Street. At the roundabout take the left hand turn onto the A170 and continue on until you reach the turning on the left hand side to Felixkirk. No 2 is found on the right hand side as you drive through the village slightly elevated from the road, after you have passed the church.

LIVING ROOM

10'5" x 22'1" (3.20m x 6.75m)

With front facing double glazed window, rear facing double glazed sliding patio doors, wood burning stove and wooden flooring.



### KITCHEN DINER

11'1" x 22'1" (3.40m x 6.75m)

With front facing double glazed windows, A high specification kitchen with a range of base, wall and drawer units, Minerva work surfaces, incorporating a recessed double stainless steel sink with mixer tap and contrasting wooden breakfast bar. Built in electric oven, hob and extractor hood, integrated dishwasher and washing machine. Limestone tiled flooring throughout. Space for a dining table and chairs and a radiator.



### GARDEN ROOM

6'2" x 7'10" (1.90m x 2.40m)

Extended and newly built, full UPVC and double glazed conservatory, including the roof, with a rear entrance door leading into the garden.



### WC

With opaque rear facing double glazed window, low level WC and hand wash basin and a radiator.



**LANDING**

With rear facing double glazed window and storage cupboard.

**BEDROOM 1**

11'1" x 14'5" (3.40m x 4.40m)

With front facing double glazed window and a radiator.



**BEDROOM 2**

10'5" x 12'11" (3.20m x 3.95m)

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



**BEDROOM 3**

8'7" x 10'5" (2.62m x 3.20m)

With rear facing double glazed window, views over grazing land and woodland, radiator.

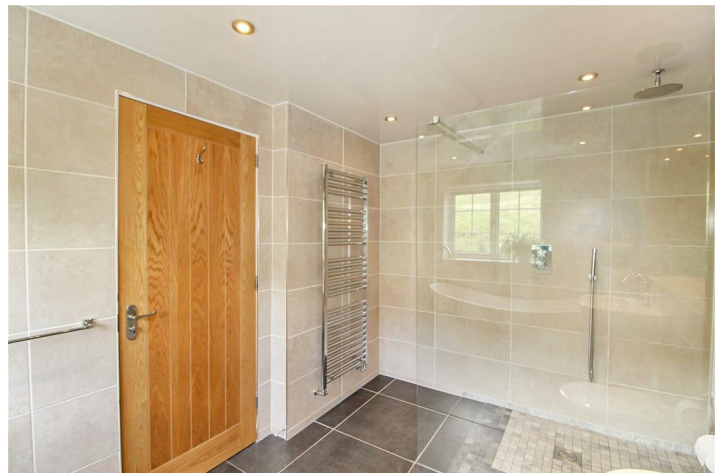




## BATHROOM

8'2" x 11'9" (2.50 x 3.60)

Opaque double glazed window to the rear. Four piece modern bathroom suite comprising of a walk in waterfall, power shower with a glass screen, low level flush WC, hand wash basin and a freestanding oval bath. Tiled flooring and heated towel rail.



## FRONT GARDEN



## REAR GARDEN

Fully enclosed, easy maintenance rear garden with a patio area and planted border, facing on to open views of the local countryside and access to the garage.



## EXTERNAL



### 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 electricity, water and drainage.

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

**WATER METER:** Yes

**PARKING ARRANGEMENTS:** Garage and space to park in front of.

**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 : 1244 sq.ft. (115.6 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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