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Green Acre Sandy Lane, Islebeck Thirsk YO7 3AN

'Green Acre' is a large, standalone detached bungalow situated on Sandy Lane, with sweeping views over the Hambleton Hills and towards the iconic White Horse of Kilburn. The bungalow has been extended over several years to create accommodation measuring at approximately 2000sqft and sits within a private third acre garden. Entering via the front door, into a large entrance hallway, with two inner halls branching off to separate ends of the home. The living room benefits from an exterior door onto the garden, windows to the side and rear, radiators to both sides, and feature fireplace. The conservatory is to the right, whilst the kitchen dining room sits to the side, with built-in Bosch & Miele appliances, generous worktop space, plenty of wall and base units, and windows to the front and side. Four double bedrooms are spread out across the bungalow; the primary bedroom sits to the rear, again extended, with built-in wardrobes, and three-piece en-suite consisting of walk-in shower, hand basin and W.C. The secondary bedroom sits to the front, extended to the side, with radiator to the front and windows to the front and side aspects. The third bedroom sits with window and radiator to the front aspect, whilst the fourth bedroom, sits to the rear with window and radiator to the back. The bathroom is a three-piece suite, with panelled bathtub with shower over, hand basin and W.C. There are useful nooks from the hallway for additional storage use, with the loft being fully boarded and insulated throughout. The bungalow is set in a private third acre garden, organic for the last 37 years, where a wild corner has sheltered a family of wild hares for around 15 years. The front and rear gardens are laid to lawn, with fields to both front and side. A large, purpose-built double garage sits to the side of the home, with a further double garage sitting to the end of a long driveway. A third garage further sits to the rear, useful as a workshop/hobby area, or for garden tools.

£625,000

LOCATION

Nestled in the picturesque setting of Islebeck, midway between Sowerby and Dalton. 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 Westgate take the first exit at the mini roundabout onto Sowerby Road and follow down Front Street. Follow Front Street all the way to S Moor Lane, and onwards to Moor End Lane. As the road changes from Moor End Lane to Sandy Lane, the property will be located on the right hand side.

THE ACCOMMODATION



LIVING ROOM

20'10" x 14'0" (6.35m x 4.27m)

The living room benefits from an exterior door onto the garden, windows to the side and rear, radiators to both sides, and feature fireplace.



KITCHEN DINER

14'10" x 14'0" (4.52m x 4.27m)

The kitchen dining room sits to the side, with built-in appliances, generous worktop space, plenty of wall and base units, and windows to the front and side aspect.



CONSERVATORY

10'2" x 8'8" (3.10m x 2.64m)



PRIMARY BEDROOM

20'0" x 11'6" (6.10m x 3.51m)

The primary bedroom sits to the rear, again extended, with built-in wardrobes, and three-piece en-suite consisting of walk-in shower, hand basin and W.C.



EN-SUITE

5'5" x 5'1" (1.65m x 1.55m)

A three-piece en-suite consisting of walk-in shower, hand basin and W.C. Tiled walls and flooring.



SECONDARY BEDROOM

19'9" x 16'0" (6.02m x 4.88m)

The secondary bedroom sits to the front, extended to the side, with radiator to the front and windows to the front and side aspects.



THIRD BEDROOM

14'9" x 11'11" (4.50m x 3.63m)

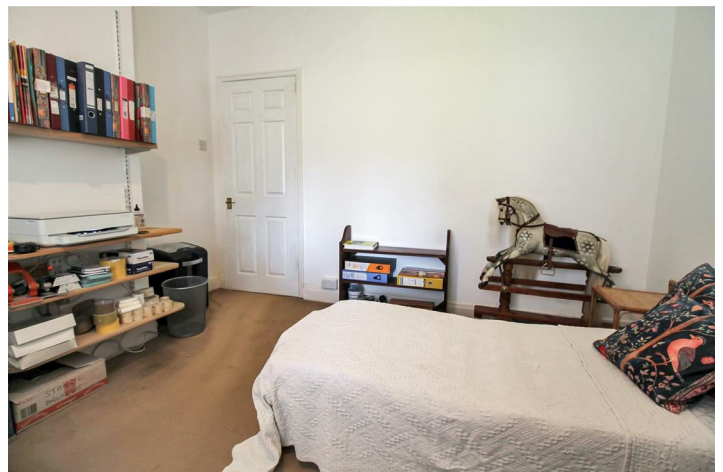
The third bedroom sits with window and radiator to the front aspect.



FOURTH BEDROOM

11'8" x 9'10" (3.56m x 3.00m)

The fourth bedroom, sits to the rear with window and radiator to the back.



BATHROOM

8'2" x 5'0" (2.49m x 1.52m)

The bathroom is a three-piece suite, with panelled bathtub with shower over, hand basin and W.C. Tiled walls and flooring. Airing cupboard.



EXTERNAL

The bungalow is set in a private third acre garden, organic for the last 37 years, where a wild corner has sheltered a family of wild hares for around 15 years. The front and rear gardens are laid to lawn, with fields to both front and side. A large, purpose-built double garage sits to the side of the home with driveway in front, with a further double garage sitting to the end of the long driveway. A third garage further sits to the rear, useful as a workshop/hobby area, or for garden tools. Off-street parking is offered via both driveways, with ample space for an excess of ten cars.



FURTHER NOTE

- The bungalow is on oil-fired central heating.
- A Solido smart sewage treatment was installed by TWC Draincare in January 2020, serviced every year since.
- A new consumer unit was installed by Turner Electrical with Building Regulations Compliance in August 2022.
- An installation of security lighting and cameras, plus an armoured electrical cable to garage at the bottom of the garden, was carried out by Dresser Electrical in October 2022.
- A service of the boiler is carried out annually.
- Loft insulation was installed by West Yorkshire Gas Solutions in July 2023.

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 and water.

MAINTENANCE / SERVICE CHARGE: N/A

WATER METER: No

PARKING ARRANGEMENTS: Garage & off-street parking.

BROADBAND SPEED:

The broadband installed currently is EE 4G.

ELECTRIC CAR CHARGER: No

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.

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.

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.

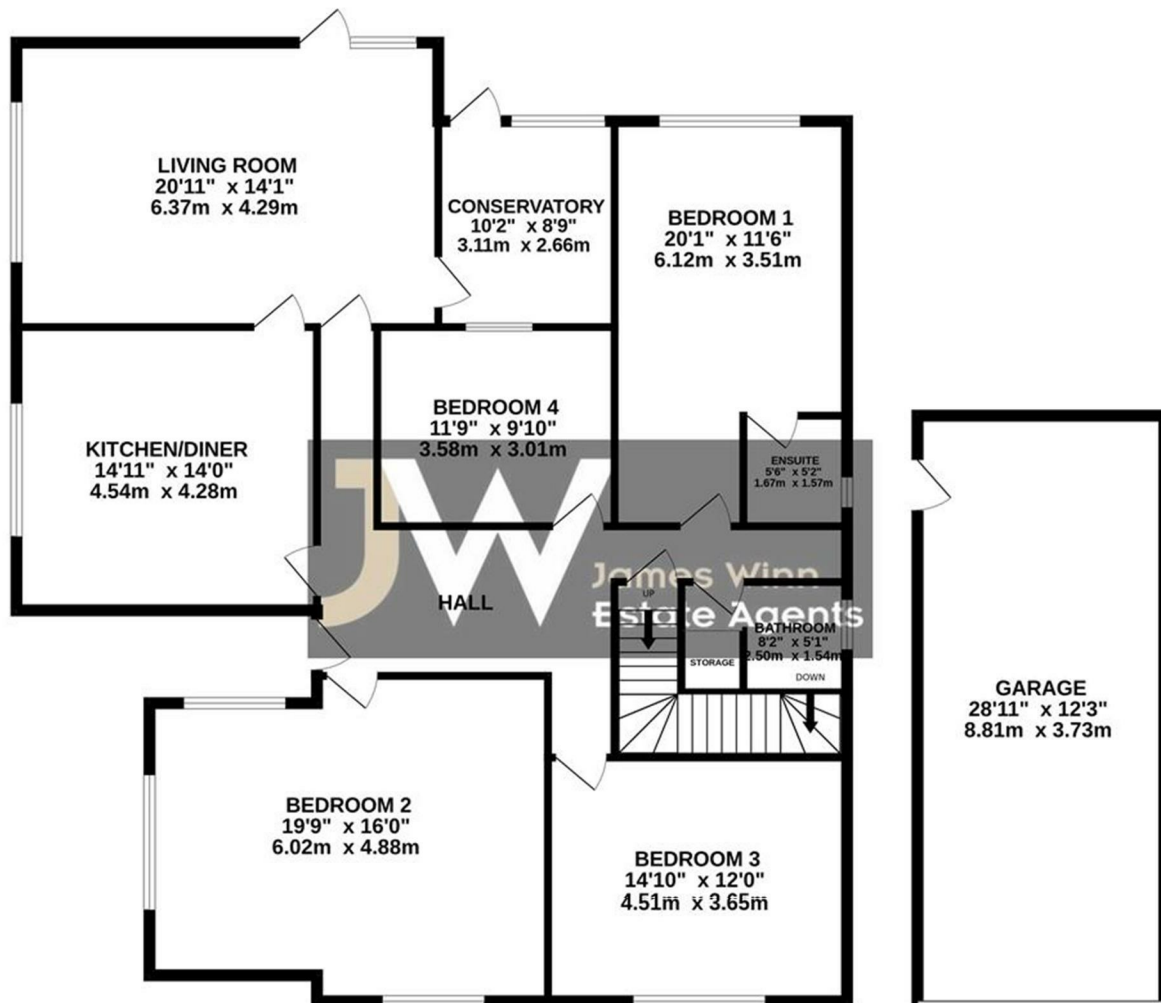
MORTGAGE & FINANCIAL ADVICE

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 strictly by appointment.

GROUND FLOOR
1916 sq.ft. (178.0 sq.m.) approx.



TOTAL FLOOR AREA : 1916 sq.ft. (178.0 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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