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Wheelwright Cottage , Bagby Thirsk YO7 2PF

'Wheelwright Cottage' is a bespoke, four bedroom detached home; set on the outskirts of the charming village of Bagby, offering picturesque views toward the Hambleton Hills. Situated on an impressive half-acre plot, the property provides over 1,600 square feet of well-planned living space over two levels. On entering via the front door, into a generous hallway with staircase to the first floor and access to all the reception rooms. The breakfast kitchen is located to the front of the property, featuring a breakfast bar, an abundance of worktop space, plentiful wall and base units, five ring hob and integrated dishwasher. The utility room is next door, with further worktop space and plumbing for washing machine and tumble dryer. At the centrepiece of this home is an open plan living/dining room, with inset lighting, double-sided cast iron log burner, wood flooring and dual aspect windows. The lounge opens into the sun room, with vaulted ceiling, dual aspect windows and French doors opening onto the rear garden. Furthermore, there is a downstairs W.C. To the first floor, the primary bedroom benefits from fitted wardrobes, high ceilings and window overlooking the rear garden, with the benefit of a three-piece en-suite consisting of walk-in shower, hand basin and W.C. The secondary bedroom sits to the front of the property, again benefitting from a three-piece en-suite, consisting of walk-in shower, hand basin and W.C. The third bedroom sits to the front, again a good-sized double room neutrally decorated and carpeted throughout. The fourth bedroom sits to the side of the property with window to side aspect. The bathroom is a three-piece suite with rolltop bathtub, tiled flooring and walls, hand basin and W.C. Externally, a gravelled driveway with ample space for several vehicles. A far-reaching rear garden backs onto a field overlooking the Hambleton Hills, mainly laid to lawn with hedged and fenced borders, raised patio seating area, pond, three sheds and greenhouse.

£575,000

LOCATION

Situated at the edge of the village of Bagby with neighbouring fields to the rear & countryside views to the front. Bagby is just to the South of Thirsk at the foot of the Hambleton Hills where facilities include a church, public house and playground. There is also access to the local schools, shops and facilities that Thirsk has to offer. For the commuter the property is situated with access to the A19, A1 and arterial roads.

DIRECTIONS

Leaving Thirsk via the A19 Southbound take the left hand turn signposted Bagby. Continue past the junction to the village to where the property is located just after on the right.

THE ACCOMMODATION



ENTRANCE HALL

With double glazed entrance door & adjacent double glazed windows to the side elevation, staircase to the first floor, understairs cupboard, solid oak flooring, telephone point and radiator.

LOUNGE / LIVING ROOM

19'7 x 13 (5.97m x 3.96m)

With double glazed window to the rear elevation, double sided multi fuel stove with brick surround, spotlights, solid oak flooring, television point, glazed doors to the sun room, spotlights and radiators. Open to the dining room.



DINING ROOM

12'10 x 12'8 (3.91m x 3.86m)

With double glazed windows to the side elevation, spotlights, double sided multi fuel stove with brick surround, solid oak flooring and radiator. Open to the lounge.

**BREAKFAST KITCHEN**

12'11 x 12'8 (3.94m x 3.86m)

Including a fitted range of wall and base units incorporating rolled edge work surfaces, one and a half bowl sink unit with mixer taps over, range cooker, extractor hood & light, dishwasher, space for an American fridge freezer, breakfast bar, tiled floor, tiled splashbacks, underlighting, telephone point, spotlights, radiator and double glazed windows to the front & side elevations.



UTILITY ROOM

9'9 x 6'5 (2.97m x 1.96m)

Including a fitted range of wall and base units incorporating rolled edge work surfaces, sink unit with mixer tap over, space and plumbing for a washing machine & dryer, boiler, radiator, tiled floor, extractor fan and double glazed window to the front elevation.



SUN ROOM

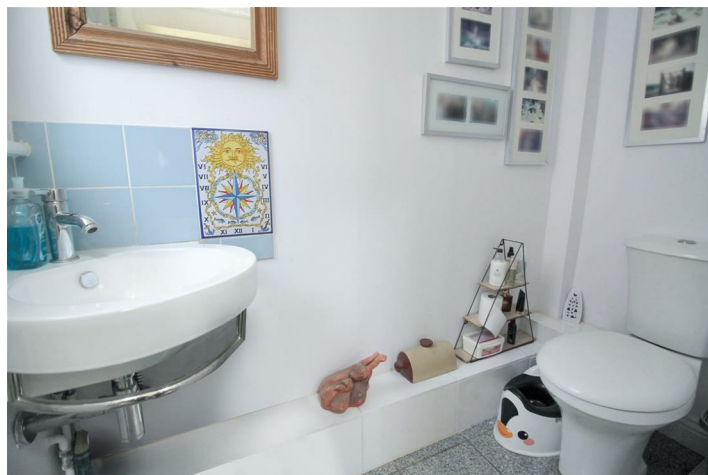
11'11 x 11'5 (3.63m x 3.48m)

With double glazed windows to the rear & side elevations, double glazed patio doors to the garden, Velux window, television point, solid oak flooring, wall lights and radiator.



DOWNSTAIRS W.C.

With white suite comprising of a low level w.c., hand basin, tiled floor, tiled splashbacks, radiator and double glazed window to the side elevation.



LANDING

Large galleried landing with Velux windows, telephone point, access to the loft space, spotlights, radiator and space for a workstation.



PRIMARY BEDROOM

19'8 x 12'1 max (5.99m x 3.68m max)

With double glazed arch window to the rear elevation with a lovely view over the garden, walk in wardrobe, television point and radiator.



PRIMARY ENSUITE

Including a modern three piece suite comprising of a step in shower cubicle, pedestal wash hand basin, low level w.c., part tiled walls, radiator, spotlights, extractor fan and Velux window.



BEDROOM 2

13 x 9'7 max (3.96m x 2.92m max)

With double glazed window to the front elevation offering a far reaching view towards the Hambleton Hills and radiator.



SECONDARY ENSUITE

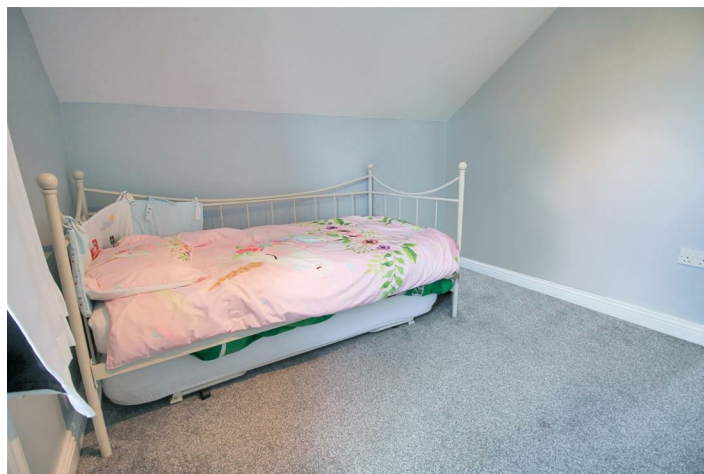
Including a modern three piece suite comprising of a step in shower cubicle, pedestal wash hand basin, low level w.c., part tiled walls, tiled floor, vertical heated towel rail, extractor fan and spotlights.



BEDROOM 3

9'8 x 9'6 (2.95m x 2.90m)

With double glazed window to the front elevation offering a far reaching view towards the Hambleton Hills and radiator.



BEDROOM 4

9'7 x 7'8 (2.92m x 2.34m)

With double glazed window to the side elevation and radiator.



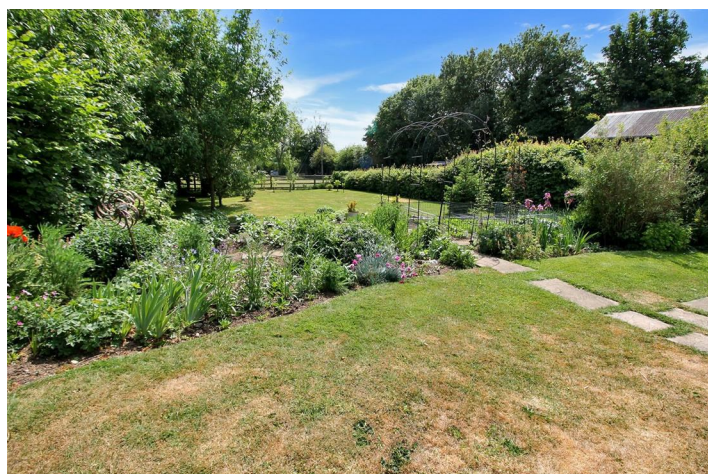
BATHROOM

Including a modern three piece suite comprising of a roll top bath, pedestal wash hand basin, low level w.c., part tiled walls, radiator, extractor fan, tiled floor, spotlights and double glazed window to the side elevation.



EXTERNAL

To the rear of the property are stunning, enclosed extensive grounds laid mainly to lawn with large patio entertaining area leading from the sun room, pond, an array of trees including apple & cherry trees, wild flower area, garden sheds, vegetable beds, greenhouse, mature flower, tree & shrub borders, pergola, gates to both sides of the house, fenced & hedged boundaries. To the front of the property is a gravelled driveway accessed via timber gates with flower borders and gate leading to the front door.



FURTHER 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 provided electricity, water and drainage.

MAINTENANCE / SERVICE CHARGE: N/A

WATER METER: Yes

PARKING ARRANGEMENTS: Private, off-street parking.

BROADBAND SPEED:

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

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. 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.

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

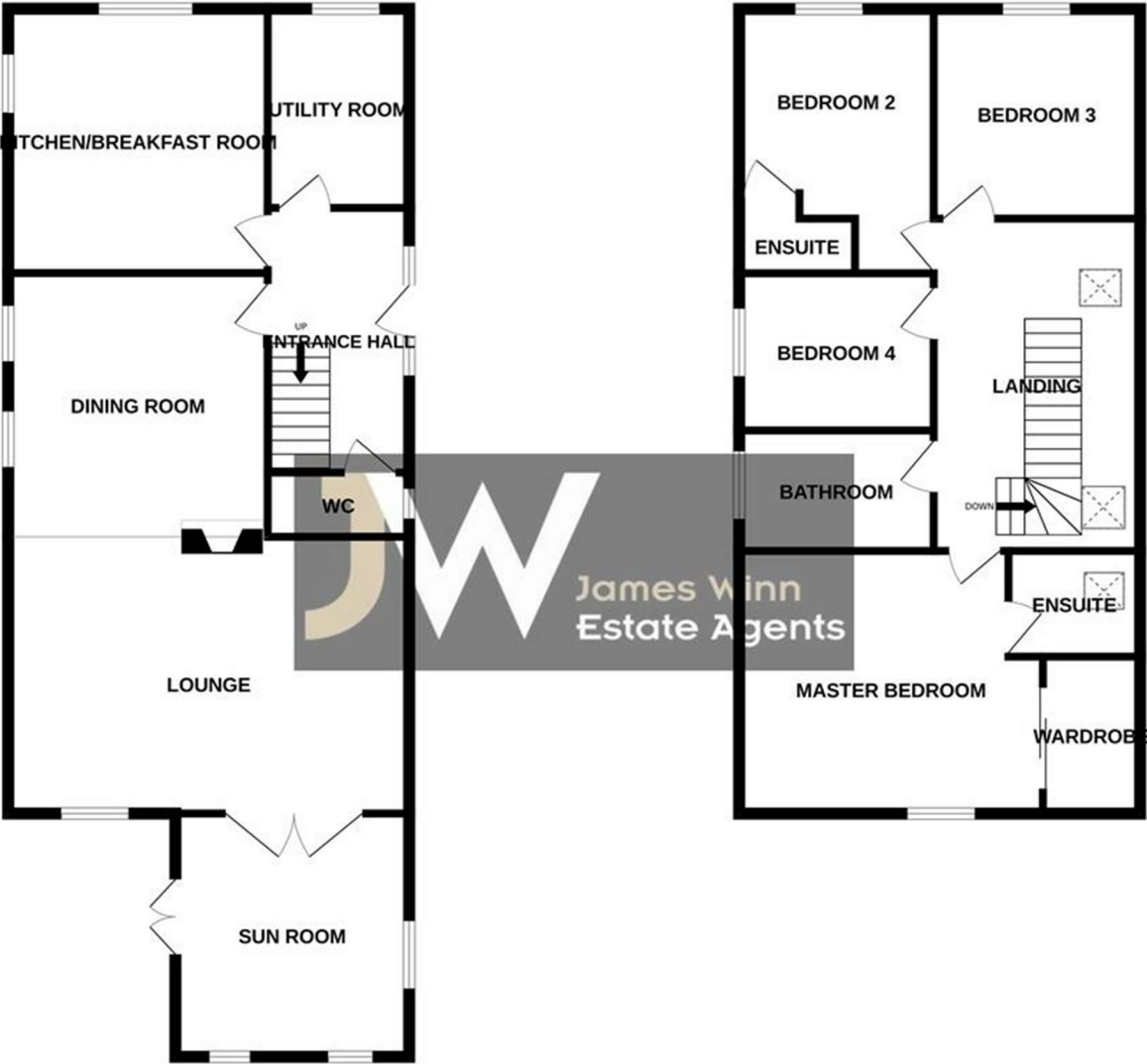
James Winn Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage advisor based. Call 01609 777125 or 01845 524488. (Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it).Minimum age 18.

VIEWING

Viewing is Strictly By Appointment Only.

GROUND FLOOR
900 sq.ft. (83.6 sq.m.) approx.

1ST FLOOR
770 sq.ft. (71.6 sq.m.) approx.



TOTAL FLOOR AREA : 1670 sq.ft. (155.2 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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