



Sinderby, Thirsk, YO7 4JD
Asking Price £365,000



Sinderby, Thirsk, YO7 4JD

STYLE - Impressive Period Cottage
HIGHLIGHTS - Completely Renovated and Modernised Retaining
Oodles of Period Features
THREE WORDS - Beautifully Styled Throughout

REASONS TO BUY

Impressive Period Cottage

Situated in the Heart of Sinderby, Close to Thirsk

Completely Renovated and Modernised

Retaining Oodles of Period Features, Striped Doors, Sash Windows
and Fireplaces

Beautifully Styled with Smart Flooring

Superb Open Plan Kitchen with Breakfast Island, Wood Burning
Stove & Indian Stone Tiled Floor

Cosy Sitting Room with Open Fireplace

Three Generous Bedrooms

Luxurious Four Piece Bathroom

Enclosed Landscaped Garden, Summer House, Storage Shed, Brick
Build Workshop with Power

OVERVIEW

"Charming Renovated Cottage: Luxury Meets Rustic Elegance"

Immerse yourself in the heart of idyllic Sinderby with Church Farm
Cottage, a property that effortlessly blends character and rustic
style. This impressive period cottage, situated close to Thirsk, has
been completely renovated and modernised, yet retains its charm
with an abundance of period features including striped doors, sash
windows, and fireplaces.

Every corner of this home exudes style; from the Farrow and Ball
tones adorning each wall, to the tasteful wallpaper, smart flooring,
and sash windows. The open plan kitchen, complete with a breakfast
island, wood burning stove, and Indian stone tiled floor, forms the
heart of the home. An inviting sitting room with an open fireplace
provides a cosy retreat, perfect for relaxing evenings.

Upstairs, the property boasts three generous bedrooms and a
luxurious four-piece bathroom. The two larger bedrooms overlook
the front of the property, offering ample space for a king-size bed
and additional furniture. The third bedroom, with its delightful
garden views and built-in wardrobe, offers a charming retreat. The
family bathroom exudes country cottage charm with its soft grey
wooden panelling and smart patterned tiled flooring.

Step outside to discover a meticulously landscaped, enclosed garden
complete with a summer house, storage shed, and a brick-built
workshop with power. The walled garden, with its neat lawn and array
of flowering plants, shrubs, and fruit trees, offers the perfect spot
for alfresco dining or summer BBQs.

Church Farm Cottage is more than just a house; it's a lifestyle. With
its attention to detail and finishing touches, it's ready for you to
simply move in and call it home. This is a rare opportunity to own a
stunning home in a sought-after location, offering a blend of luxury
and rustic elegance.

SERVICES

LPG Central Heating, Double Glazing, Mains Drainage





The Village Of Sinderby

Sinderby is a popular village which is located close to the market towns of Thirsk, Northallerton and the city of Ripon. There is a large village green and also a village hall which hosts a range of social activities, ensuring this is an active village in which to live.

Thirsk is ideally placed for those who enjoy country pursuits and together with a popular racecourse, excellent golfing facilities and myriad opportunities for individual and team sports, it offers a charming environment in which to live. It is situated in the heart of 'Herriot Country', between the Yorkshire Dales and the North Yorkshire Moors National Parks.

The thriving market town of Thirsk is conveniently located for easy access by road to:
The Spa town of Harrogate (22 miles)
Historic York (21 Miles)
Leeds (30 Miles) and
Teesside (23 Miles)

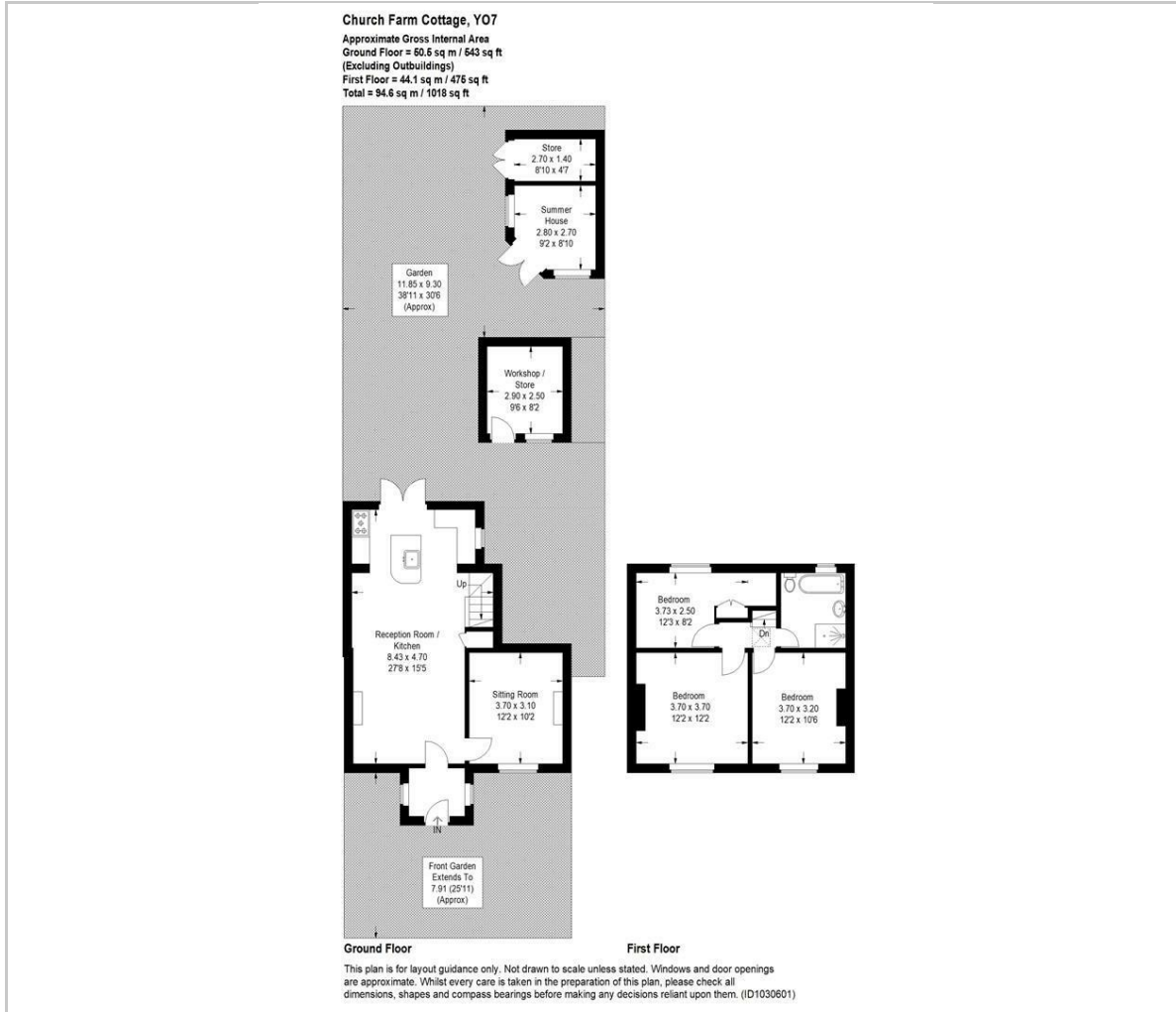
Thirsk has the following excellent rail connections:
Trans Pennine Express to York, Leeds and Manchester
and the Grand Central Train line giving direct access to
London Kings Cross in under 2 ½ hours.

The excellent road and rail connections, together with Durham and Tees Valley Airport (25 miles) and Leeds/Bradford Airport (35 miles), make Thirsk an ideal location for those wishing to enjoy the country life but retain superb access to the remainder of the UK and indeed internationally.

There are three primary schools and a secondary school in Thirsk. Additionally, within a 20 mile radius, well respected private schools include Queen Mary's, Cundall Manor, Ampleforth and Queen Ethelburga's.



Floor Plan



Viewing

Please contact our Emsley Mavor Estate Agents Office on 01347823579 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1 Tollbooth Building Market Place, Easingwold, North Yorkshire, YO61 3AB
 Tel: 01347823579 Email: info@emsleymavor.co.uk <http://emsleymavor.co.uk>

Area Map



Energy Efficiency Graph

