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ESTATE AGENTS

...your home is where our heart is



**Thirsk Road**

Easingwold, York, YO61 3NQ

Offers Over £650,000





# Thirsk Road

Easingwold, York, YO61 3NQ

STYLE - Impressively Presented Three-Bedroom Detached Bungalow

HIGHLIGHTS - Set in Approximately 4.35 Acres, Large Insulated Outbuilding with Electric & a Range of Timber-Built Sheds, Three Grassed Paddocks Extend to Around 1.54 Acres

THREE WORDS - Land. Space. Lifestyle

## Charming Bungalow with Paddocks

Welcome to Paddock View, a rare and exciting opportunity to purchase a home with land with large outbuilding close to the highly desirable market town of Easingwold offered with No Onward Chain!

This impressively presented three-bedroom detached bungalow is set in approximately 4.35 acres, offering an animal lover's dream with a charming blend of contemporary and country style.

## Step Inside...

As you step into the light and airy reception hall, you are greeted by beautiful oak flooring that leads into an impressive spacious living room. The room is adorned with a cosy wood-burning stove and a stunning oak-framed floor-to-ceiling window, offering an abundance of natural light. Double doors lead out into a fabulous oak-framed covered gazebo, perfect for summer evenings and alfresco dining.

The heart of this home is the stylish and elegant dining kitchen, boasting beautiful Quartz worktops, a dining bar, generous storage, and an integrated dishwasher. The kitchen is complemented by further access out into the oak-framed covered gazebo, creating a seamless indoor-outdoor living experience.

The bungalow features a generous-sized utility/boot room, ideal for muddy boots after a day in the paddocks.

The main bedroom is a haven of tranquillity, complete with built-in wardrobes and a stylish en-suite shower room. Two further bedrooms, one with fitted wardrobes, and a luxurious bathroom complete the internal features of this charming home.







### Outside...

Outside, a gated driveway provides extensive parking, and the south-facing stunning gardens feature a lawn, paved seating area, and a stunning oak-framed covered gazebo. The property also boasts a brick-built store room attached to the bungalow, perfect for additional storage.

Opposite the double-gated driveway off the access road is a grassed paddock of around 1.95 acres. A track off the private drive leads up to an impressive 1,250 sq ft framed, insulated outbuilding with electric, constructed in 2021. A range of timber-built former agricultural sheds provide further storage, and the three grassed paddocks extend to around 1.54 acres.

### AGENTS NOTE

Please note, purchasers may have the option to sell the separate paddock on the other side of the lane if not needed.

This property is a green-fingered buyer's dream, with lapsed planning permission in 2015 for gated access off the A19 and planning permission granted in 2003 for a block of 4 stables.

A19 ACCESS (Planning Application No. 14/02577/FUL) and planning permission was also granted in 2003 for a block of 4 stables (Planning Application No. 03/01447/FUL)

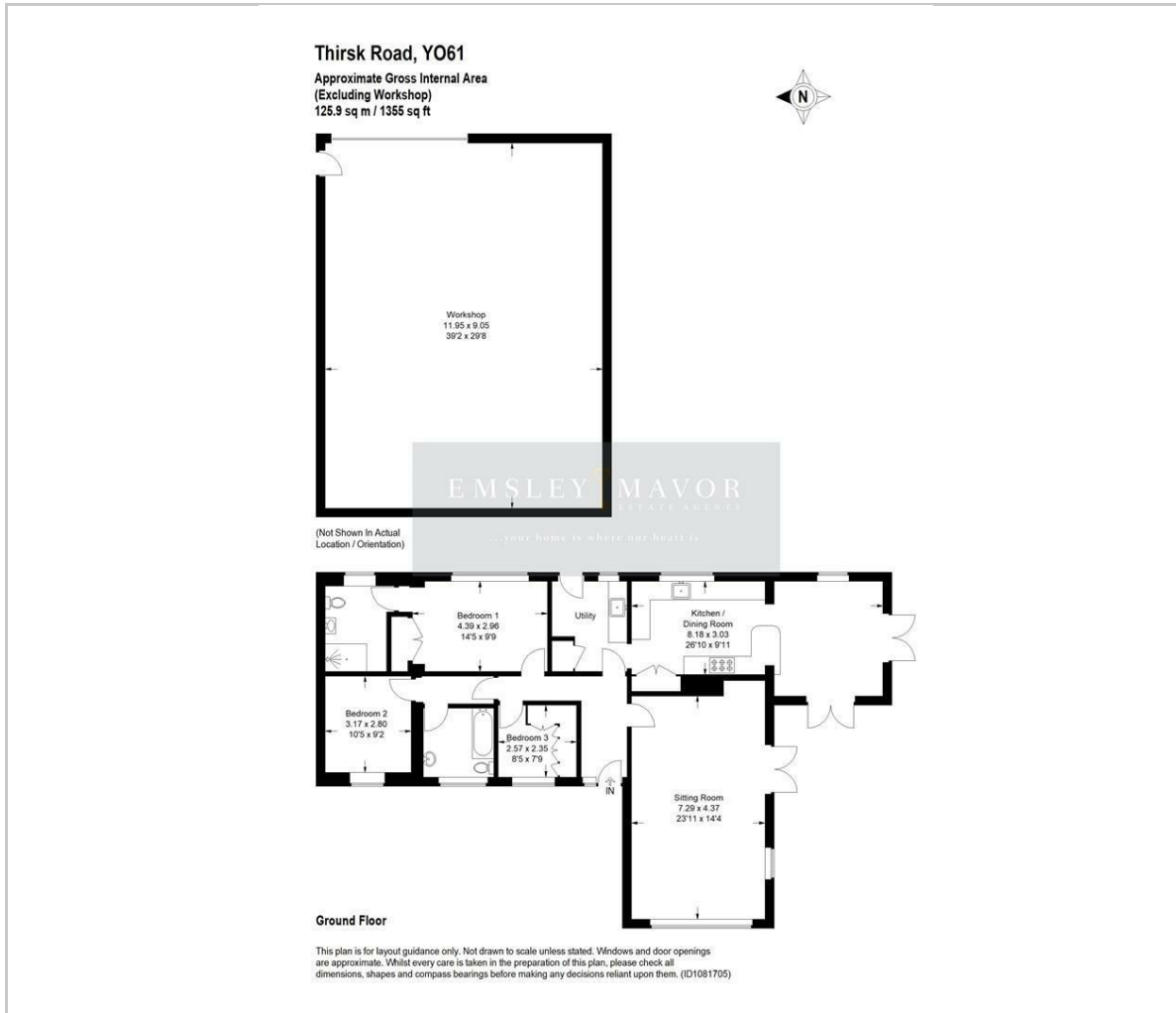
### Services

Double Glazed Throughout, LPG Heating, and Septic Tank

Paddock View is a superb family home for those buyers looking for character, space, and a super location.



## Floor Plan



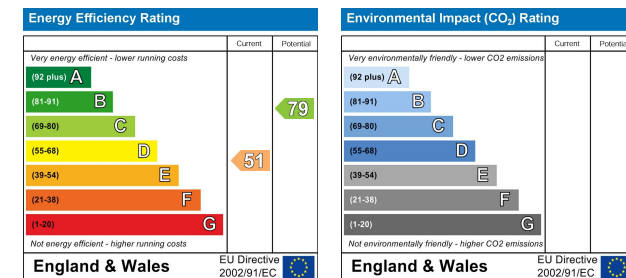
## Viewing

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.

## Area Map



## Energy Efficiency Graph



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