

# EMSLEY MAVOR

ESTATE AGENTS

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, Thormanby, YO61 4NN  
Offers Over £599,000



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, Thormanby, YO61 4NN

STYLE – Detached Country House with Separate Cottage

HIGHLIGHTS – Set in ¾ Acre with Granny Annex or Super Business Opportunity

THREE WORDS – Character. Lifestyle. Annex

### Elegant Country House with Annex

Discover the charm and elegance of Beech House, a stunning detached country residence set within a quarter-acre of beautifully landscaped gardens.

This period property, brimming with historical character, offers versatile living spaces and a separate two-bedroom annex, perfect for extended family or potential holiday let.

### Step Inside

Upon entering, you are greeted by a sense of history with beamed ceilings, stripped flooring, and a cosy wood-burning stove. The heart of the home is the central double-sided chimney breast with a log-burning stove, effortlessly connecting yet subtly separating the dining room and the inviting sitting room. Off the sitting room, a staircase leads to a charming guest bedroom, while a separate sitting room provides additional space for relaxation.

The fully fitted kitchen is a cook's delight, and the garden room offers a tranquil space to enjoy the views of the stunning gardens. Practicality is also at the forefront with a generous-sized cloakroom, utility room, and a cellar providing ample storage.





## First Floor

The first floor boasts a master bedroom with an ensuite, two further double bedrooms, and a contemporary family bathroom featuring both a bath and a separate shower cubicle.

## Outside

The gardens are a true delight, featuring a plethora of mature trees, flowering plants, and cottage-style flora that have been lovingly cultivated over time. Multiple seating areas provide perfect spots for alfresco dining or simply relaxing while watching the evening sun go down. A newly built timber bar adds a touch of modern luxury to this outdoor haven.

The garage is boarded, offering plenty of secure storage accessible via a loft ladder, and there is ample off-street parking. The gardens are easily accessed from both the garden room and a side door.

## Beech Cottage

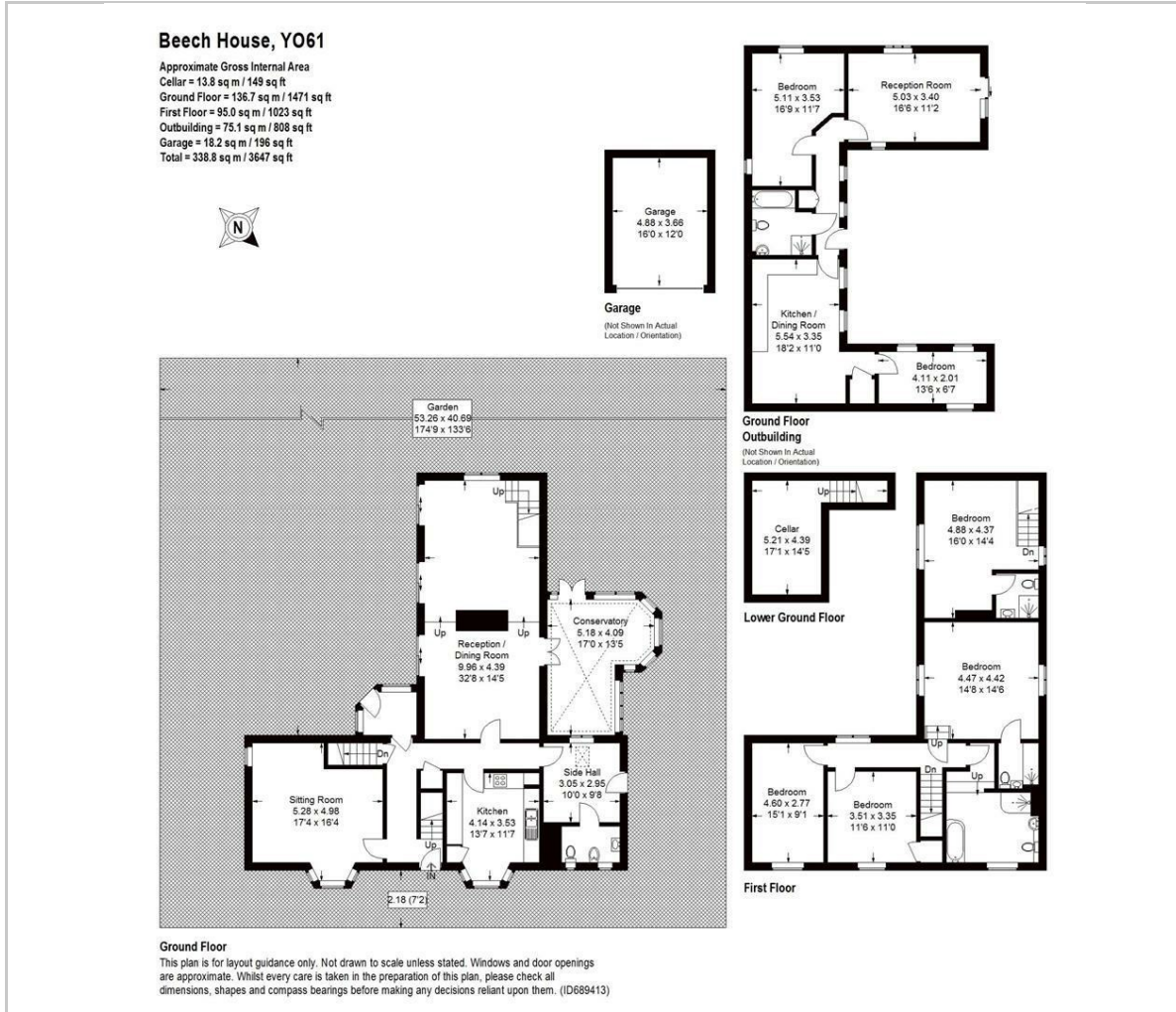
The separate two-bedroom barn conversion, Beech Cottage, is a superb addition. It can serve as a granny annex, a business opportunity as a holiday let, or a comfortable space for boomerang children. This charming annex is brimming with character and offers endless possibilities.

## Services

- Oil Fired Central Heating
- Mains Water
- Mains Drainage

Beech House is a rare gem that combines historical charm with modern conveniences, offering a unique and versatile living experience. Don't miss the opportunity to make this exceptional property your new home. Contact Emsley Mavor Estate Agents today to arrange a viewing.

## Floor Plan



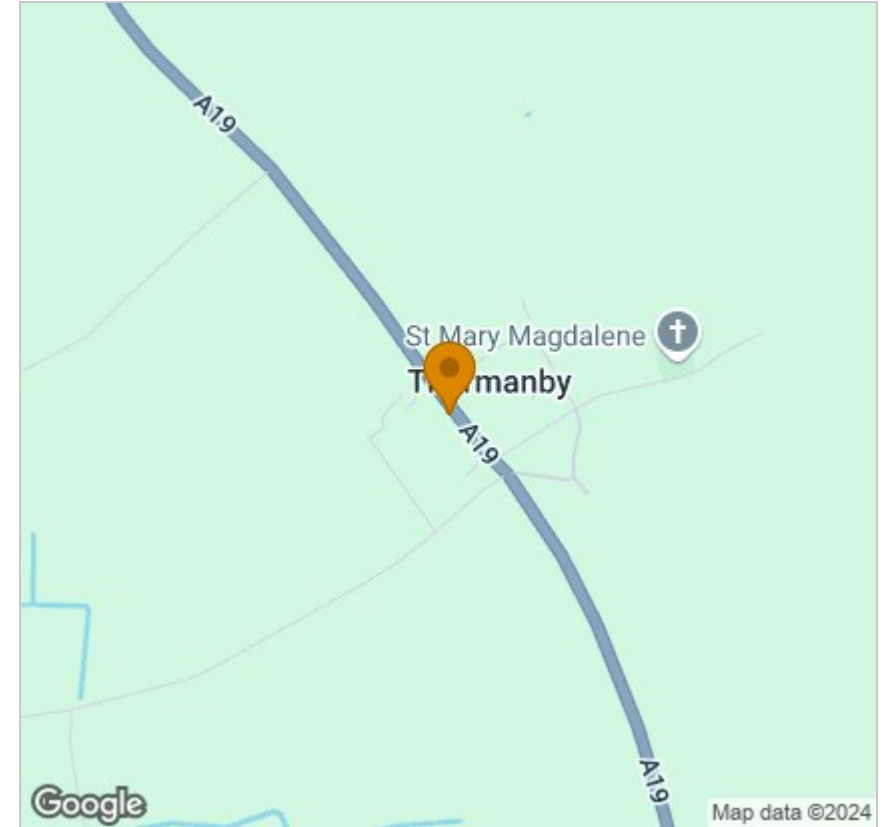
## Viewing

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.

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## Area Map



## Energy Efficiency Graph

