

EMSLEY  MAVOR  
ESTATE AGENTS

...your home is where our heart is



Thormanby, York, YO61 4NN

£450,000





## Thormanby, York, YO61 4NN

STYLE - Beautiful Edwardian Detached Home

HIGHLIGHTS - Elegantly Styled Throughout and With Tasteful Flooring, Versatile Living Spaces, Beautiful Matured Gardens

THREE WORDS - Character, Charm, Lifestyle

### About "Summerlees"

(A note from the owner)

Since its construction in 1920, Summerlees has only had 3 owners, the farmer's daughter it was built for, an elderly couple, and us- we have lived here for 30 years and loved it. "Summerlees" is a unique house, well designed and built to last. It had the first plumbed-in bath in Thormanby and all the village children would come on Saturday evenings for their baths!

Thormanby is an ancient viking village just north of York with properties ranging from hundreds of years old to some newly built, the residents are an ideal mix of people of all ages and from all walks of life- working from home, commuting, retired or self-employed, ( B&Bs and rentals do well here)

There is a strong community spirit, from our first day here we were welcomed. There is no anti social behaviour and we all use the village App for organising get togethers, offering/asking for help etc. Yes at certain times, on weekdays, the road can make its presence felt but it has never impacted our peaceful lives and has always been an asset for accessing all this area has to offer be it work or leisure.

Properties in Thormanby rarely come up for sale, there are many families who have been here for generations. For our future we need a property with fields/woodland for me to give painting lessons, if we could buy some adjoining land we wouldn't be selling this unique, generous and much-loved house.

### EDWARDIAN ELEGANCE MEETS MODERN COME COMFORT

Step into a world where Edwardian charm seamlessly blends with contemporary luxury at Summerlees, an impressive property that has been cherished by the same owners for over 25 years. This beautifully styled home exudes character, featuring original doors, high ceilings, cornicing, and large, light-filled rooms that create a tranquil atmosphere.

Any lucky buyer simply needs to move their furniture in and call it home!

### IMPRESSIVE ENTRANCE AND RECEPTION ROOMS

Step into the entrance vestibule leading to a welcoming hallway with tiled flooring. To the left, the sitting room offers tasteful décor, stripped flooring, an open fire, and large windows to the front and side, creating a tranquil space perfect for relaxation or entertaining. The versatile second reception room can serve as a snug, playroom, or separate dining room, featuring French doors to the garden and a charming Esse Dragon multi-fuel stove.







## STYLISH DINING KITCHEN

The dining kitchen, newly fitted in 2020 by York Vale Kitchens, is a superb space for family gatherings or entertaining. It boasts bespoke cupboards and drawers with solid oak work surfaces, space for a Rangemaster cooker, space for large free-standing fridge and freezer, a double Belfast sink, and plumbing for a washer dryer. The central island and breakfast bar are ideal for quick bites or socialising with a glass of pinot. The dining area accommodates a large farmhouse table and chairs, with doors leading to both the garage and the garden.

## FIRST FLOOR

The master bedroom is truly impressive, offering ample space for a king-size bed and a walk-in his and hers dressing areas on either side with abundant storage. Two additional bedrooms provide comfort and style. The family bathroom is a sanctuary, featuring a corner spa jacuzzi bath and a separate free-standing shower tray

## GARDEN AND GARAGE

The delightful gardens surround the property on two sides, with lawned areas, mature shrubs, plants, and trees providing privacy. Multiple seating areas are perfect for breakfast, lunch, and evening alfresco dining. The garden also features a fountain and pond, adding to its serene ambiance. Parking is available for numerous cars, along with a generous single garage with workshop area. On the wall outside the garage is a Podpoint 7kwh electric car charger.

Ample parking for numerous cars and a single garage.

## ADDITIONAL INFORMATION

- Heating: Biomass, sourced from a local farmer
- EPC Rating: D
- Council Tax Band: E

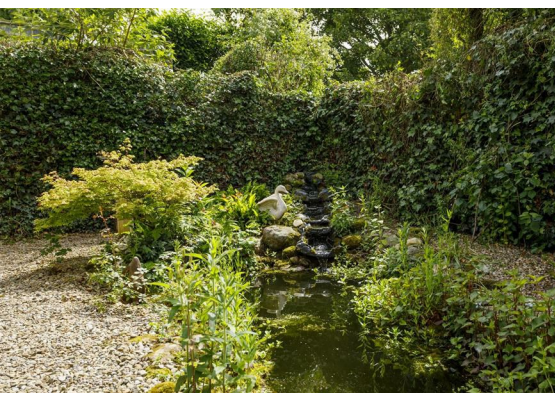
This property is a rare find, offering a blend of historic elegance and modern amenities. To arrange a viewing, please contact Emsley Mavor Estate Agents on 01347 823579 or email [info@emsleymavor.co.uk](mailto:info@emsleymavor.co.uk). Don't miss the chance to make Summerlees your forever home.

## ENVIRONS

Easingwold 4 miles, Thirsk 6 miles, A1 10 miles, Northallerton 14 miles, York 16 miles, Leeds 40 miles. (Distances approximate)

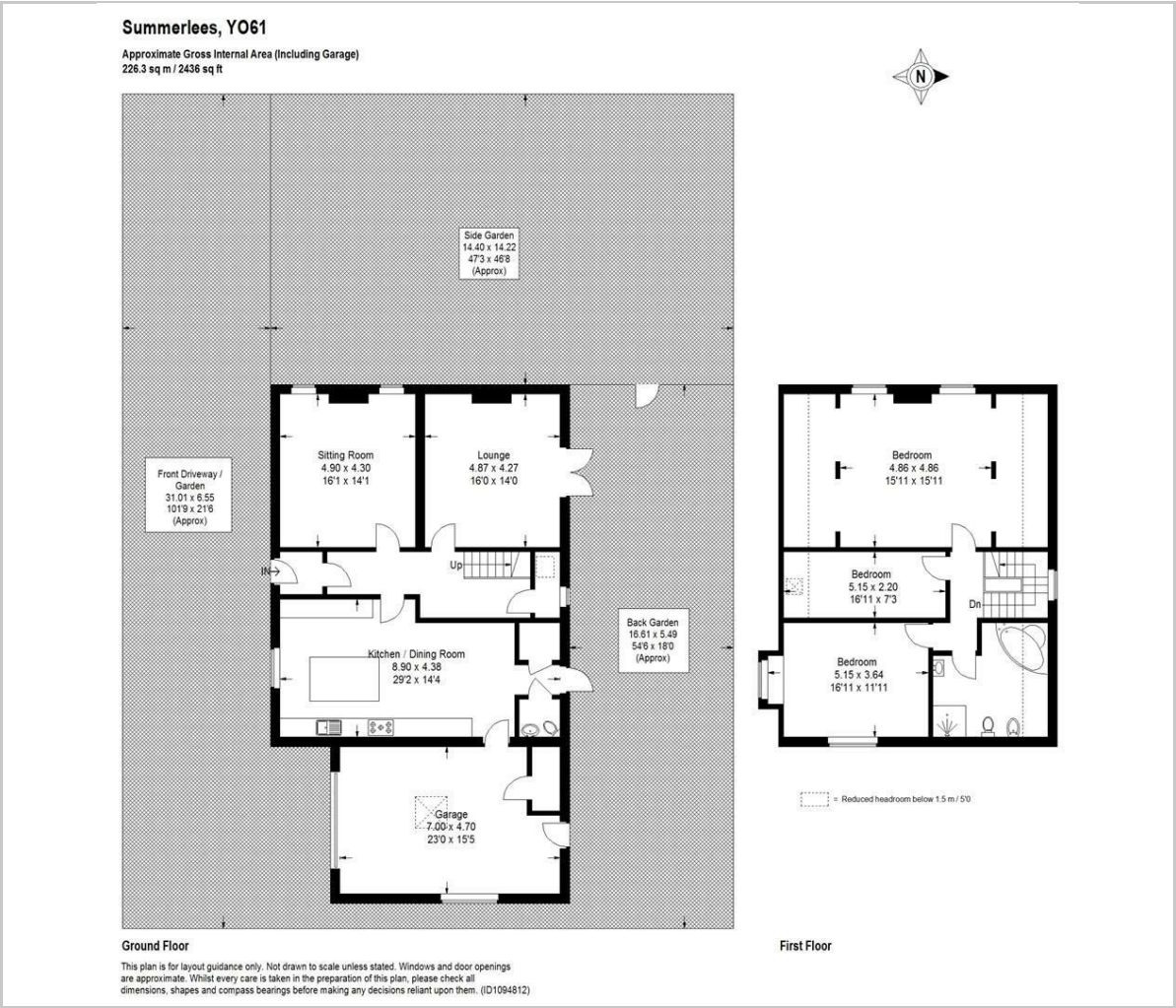
The property is located in the heart of the small hill-top village of Thormanby that lies between York and Thirsk, on the main village street formerly known as the Great North Road. The village itself has a twelfth century church and adjoins the glorious countryside of the Hambleton and Howardian Hills, an Area of Outstanding Natural Beauty neighbouring the North York Moors. Cundall Manor School, Queen Mary's School, Appelforth Collage and the superb private schools in York such as St Peters and Queen Margret's are also within easy reach.

There is a wide selection of amenities available close by in Easingwold and Thormanby is immensely convenient for commuters providing rapid access to York, a number of thriving North Yorkshire market towns, the A1, Leeds and north to Teeside. There is a mainline railway station in Thirsk with direct links to London Kings Cross, with the fastest direct trains from Thirsk to London taking 2 hours 11 minutes.





Floor Plan



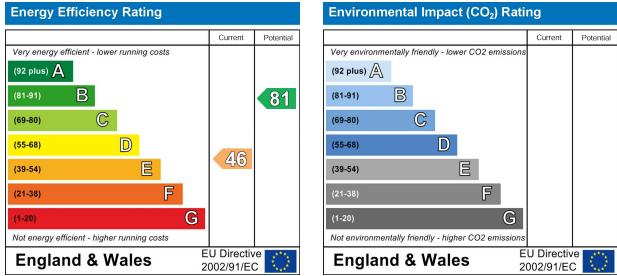
Viewing

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



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 firms 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](mailto:info@emsleymavor.co.uk) <http://emsleymavor.co.uk>