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Dalton, Thirsk, YO7 3HS

£699,995



## Dalton, Thirsk, YO7 3HS

STYLE - Detached Bungalow on a 1.10-Acre Plot

HIGHLIGHTS - Versatile Living Blending Modern Comfort with Historical Charm. Beautiful Gardens

THREE WORDS - Charming Countryside Haven

### Impressive Detached Bungalow with Woodland

Discover the epitome of countryside living at Larks Edge, an impressive detached bungalow set on a sprawling 1.10-acre plot. Recently refurbished by the current owner, this property offers a harmonious blend of modern comfort and historical charm. Originally built in the early 1940s as an officer's mess for RAF Dalton, it now stands as a private haven, perfect for those seeking tranquillity or a small holding.

### Grounds and History

The south-facing grounds are a gardener's dream, meticulously maintained with a plethora of flowering plants, trees, shrubs, and perennials. An idyllic woodland area features a wildlife pond and bird hide, making it a sanctuary for nature lovers. The property has also been home to four pet alpacas and pygmy goats, adding to its unique charm.

### Living Spaces

Step inside to light, bright, and versatile living spaces that flow effortlessly from room to room. The sitting room boasts stunning garden views, exposed painted beams, and a cosy wood-burning stove. This leads to a lovely garden room, perfect for entertaining or relaxing, with French doors that open onto an alfresco terrace.





### Kitchen and Bedrooms

The charming galley kitchen exudes country vibes with its electric Aga and Belfast sink. The master bedroom features a vaulted ceiling and leads to a contemporary ensuite bathroom. There are two further generous double bedrooms, all newly carpeted and redecorated. The newly fitted house bathroom adds a luxurious touch with a fresh white suite, bath with rainfall shower head, and a vanity sink unit with a light-up mirror.

### Additional Features

The current owner has transformed the workshop into a super boot room with laundry facilities and a central heating boiler installed in 2020. This space is perfect for leaving muddy boots and coats after a long walk. A separate entrance with a useful vestibule adds to the convenience. Mains Drainage.

### Outdoor Living Spaces

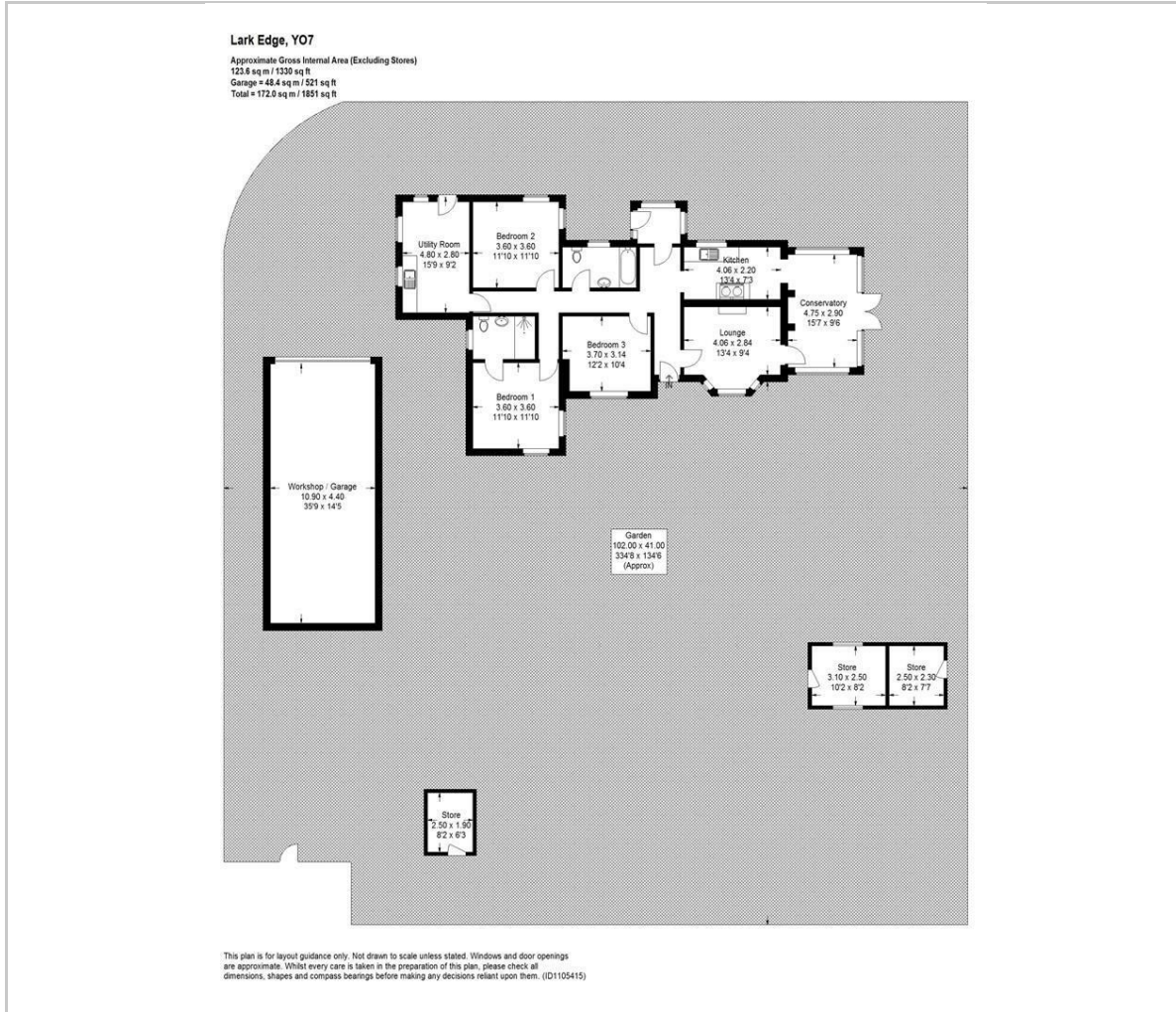
The large garden offers numerous seating areas and a paved alfresco terrace, ideal for summer BBQs or relaxing with a glass of fizz as the sun sets. The barn/garage comes equipped with electricity and plumbing, making it an ideal man cave. There is also ample off-street parking.

### Scope for Development

With plenty of scope for further development, subject to planning consent, Larks Edge is perfect for buyers looking for privacy or to create their dream small holding.



## Floor Plan



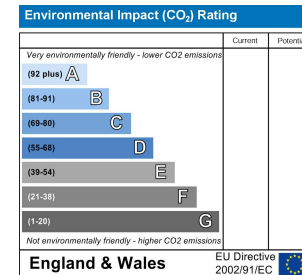
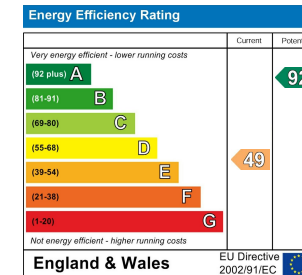
## Viewing

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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