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**The Orchard**

, Tholthorpe, YO61 1SX

Asking Price £545,000





## The Orchard , Tholthorpe, YO61 1SX

STYLE - Impressive Family Detached Home in Desirable Village.

HIGHLIGHTS - Set in Generous Plot , Gardens to three Sides. Meticulously Updated by Current Owners ( See Agents Note) Spacious Living, 2074 Sq Ft.

THREE WORDS - Idyllic. Family. Living.

### Charming Family Home in Tranquil Tholthorpe

Nestled in the heart of the picturesque village of Tholthorpe, 9 The Orchard offers a beautifully presented family home that combines modern living with a touch of countryside charm. Situated in a peaceful cul-de-sac, this property enjoys a generous plot with gardens to three sides and is perfect for those seeking a serene lifestyle without compromising on convenience.

#### STEP INSIDE

Upon entering, you are greeted by welcome hallway. The spacious open-plan dining lounge, bathed in natural light and featuring a delightful multi fuel burning stove —ideal for cosy evenings. The versatile layout effortlessly flows into the recently constructed garden room, a haven for relaxation and entertaining, with captivating views of the pretty garden.

The modern breakfast kitchen, installed in 2021, is a chef's dream, equipped with all the latest conveniences and offering direct access to the garage with utility. A handy cloakroom completes the ground floor.

Ascend to the first floor, where a lovely landing with a front-facing window invites you to explore the impressive master bedroom. This sanctuary boasts dual aspect windows, fitted wardrobes, and a smart ensuite, ensuring a private retreat. Three additional generous bedrooms provide ample space for family and guests, while the family bathroom, with its vanity cupboards and power shower, caters to all needs.







## OUTSIDE

Outside, the south-east facing garden is a sun-drenched oasis, perfect for alfresco dining on the paved terrace. The expansive plot features gardens on three sides, including a thriving vegetable plot—a gardener's delight. The front of the property offers parking for multiple vehicles and a double garage with electric roller doors fitted in 2019, with existing planning permission to convert into an annexe.

## AGENT NOTE

New Kitchen installed in 2020. Main Bathroom installed 2019. Ensuite installed in 2016. Garden room added in 2020, Paving and Patio 2024. New Windows 2015. Loft Boarded and fitted with ladder 2018.

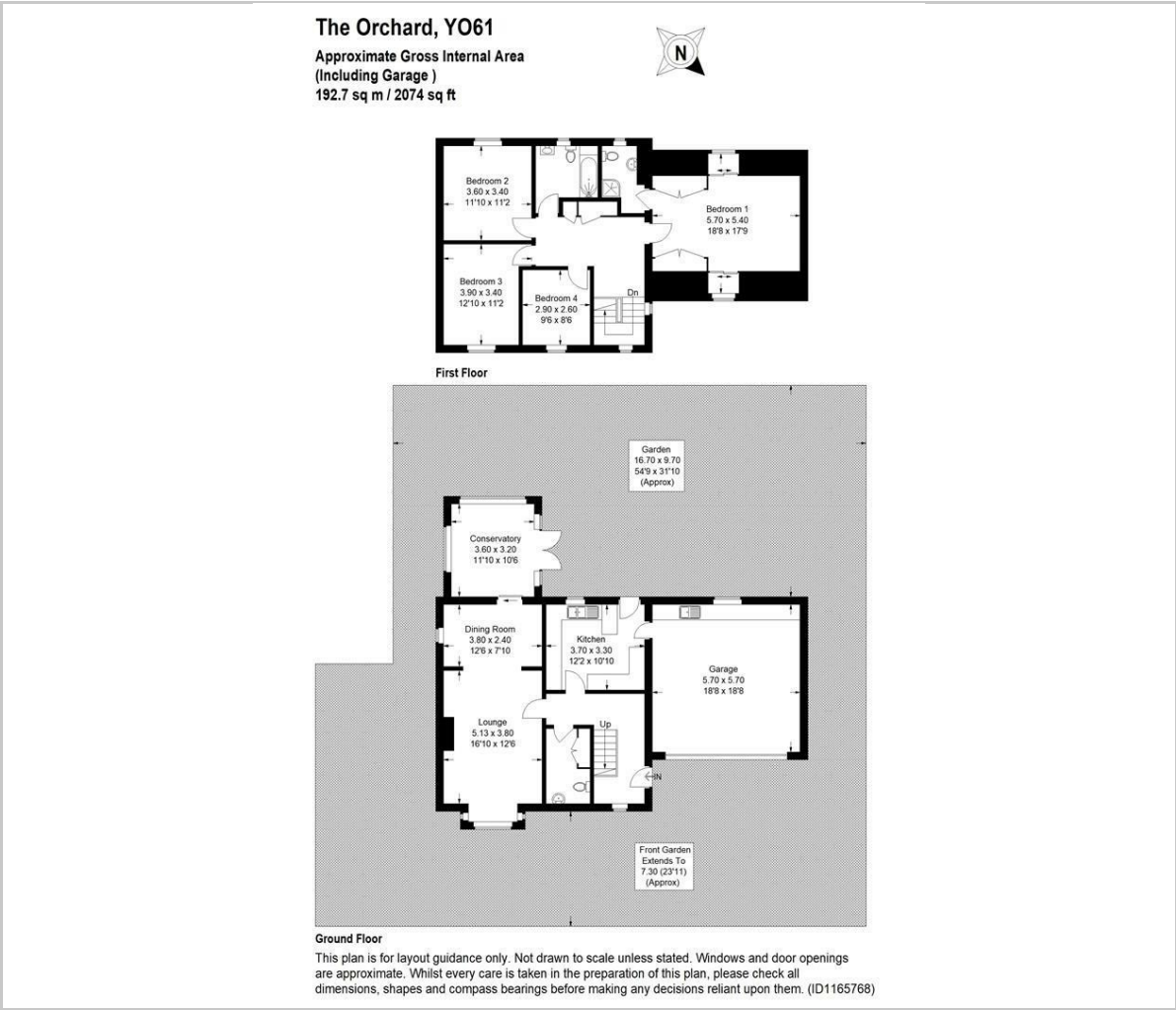
Planning permission to convert the double garage into an annexe.

This meticulously modernised home is ready to welcome its new owners to a life of comfort and style in the sought-after village of Tholthorpe. Don't miss the opportunity to make it yours!





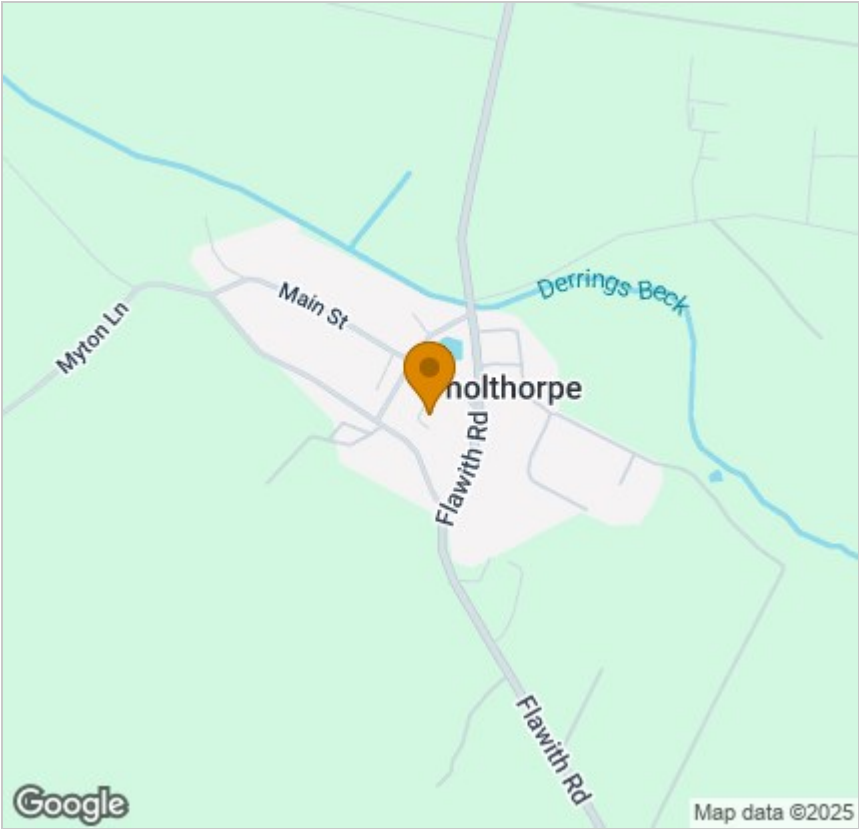
Floor Plan



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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