

**D**avis  
**L**und

Carlton Miniott  
Thirsk  
North Yorkshire  
YO7 4NJ  
Guide Price £750,000









## **Accommodation**

The Old Vicarage is a grand detached residence, skilfully extended and revealing a particularly spacious interior and meticulously maintained accommodation throughout, extending to approximately 2400 square foot in total.

The house sits on an equally impressive plot, offering extensive lawned gardens, a double block paved driveway providing parking for numerous vehicles and a recently constructed double garage. The property reveals a flexible layout, with several reception rooms, making it ideal for family life or those working from home.

Offering a village setting, Carlton Miniott itself is well serviced with a number of amenities, whilst Thirsk and its array of shops and amenities are also readily available, being approximately two miles east of the village. There are lovely countryside walks on the doorstep, whilst the property is also ideally placed for commuting, with road networks including the A1 and A19 available close by, plus Thirsk train station only being a short walk away.

On the ground floor the main entrance door leads into a grand entrance hall, with stairs rising to the first floor and a cloakroom WC. There is a good size double aspect living room with gas fire, which offers double doors leading into a fantastic light and airy dining/family room with underfloor heating and double doors leading to the rear garden. There is a good size study, snug/games room, utility room again with underfloor heating and a stylish kitchen, offering an extensive range of fitted units. To the first floor there is a landing with feature window, large double aspect main bedroom with a modern ensuite, guest bedroom again with ensuite facilities, two further double bedrooms and the tiled house bathroom, fitted to a high standard with a modern white suite, including a bath with glazed screen and shower over.

Externally double drive access is available from the road, offering space for numerous vehicles and ideal for purchasers with a caravan or campervan, whilst access is also available to the double garage, fitted with electric doors. The house features extensive side and rear gardens, being fully enclosed and ideal for purchasers with dogs and children. The garden is mainly laid to lawn, with an extensive patio flowing off the dining/family room. A further seating/entertainment area has been created, fitted with a substantial timber gazebo and offering a great space to unwind and entertain.

Properties of the size, grandeur and quality are rare to market, especially ones so conveniently placed and an early viewing is advised on this fabulous home, which is offered to market with no onward chain.









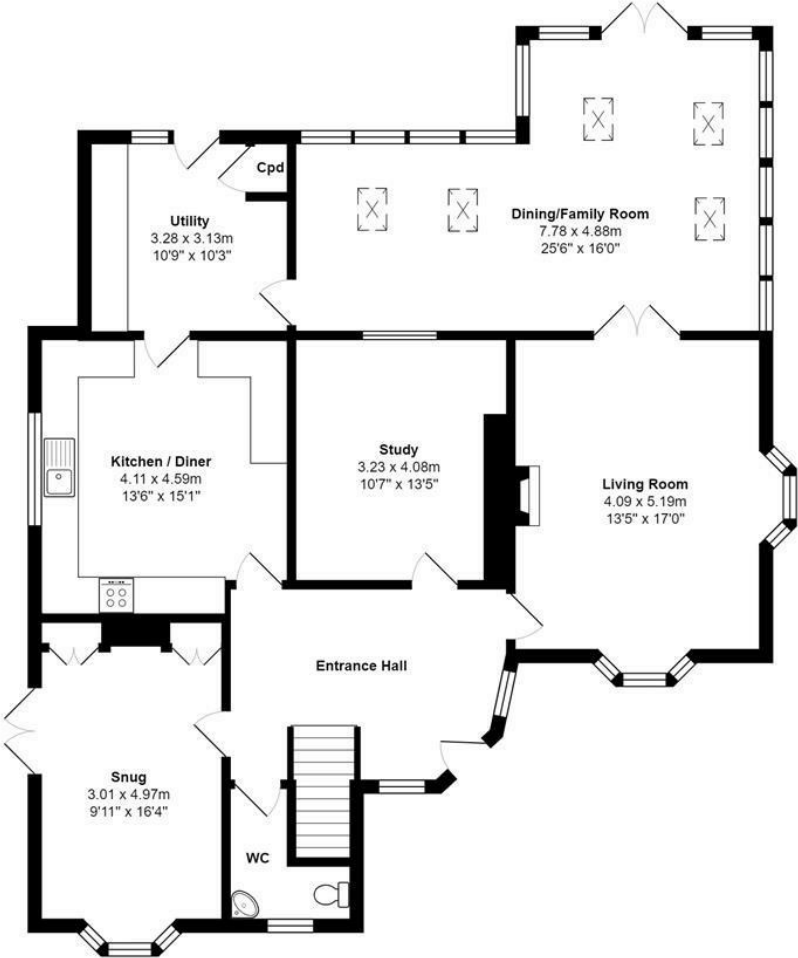


Floorplan

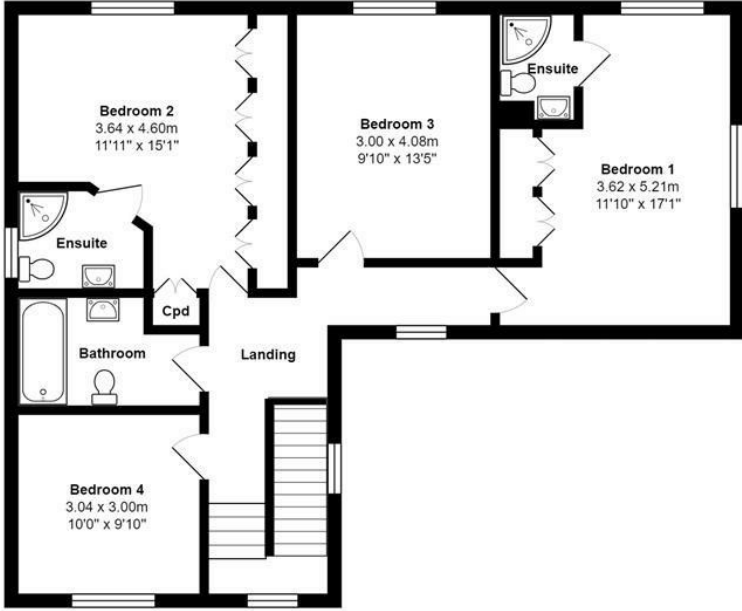


Double Garage  
6.22 x 6.06m  
20'5" x 19'10"

Garage



Ground Floor



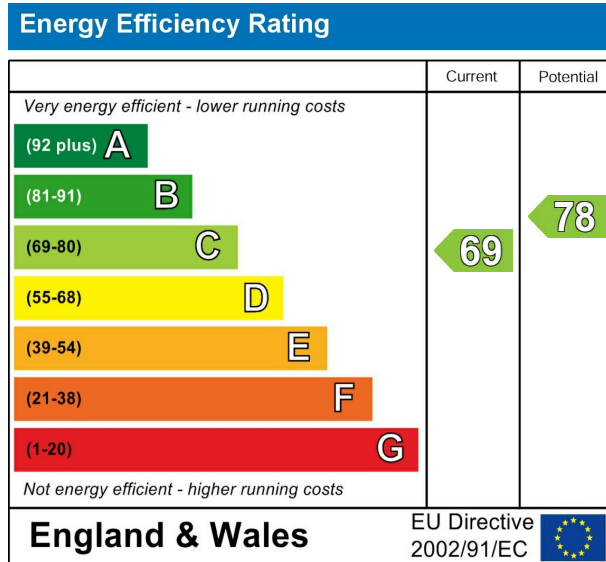
First Floor







EPC



VIEWING BY APPOINTMENT ONLY - 01765 602233 - [sales@davislund.co.uk](mailto:sales@davislund.co.uk) - [www.davislund.co.uk](http://www.davislund.co.uk)

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