



BEEHCROFT  
Pickhill, Thirsk



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# BEECHCROFT

Thirsk, YO7 4JG

A superb four bedroom house with extensive south facing gardens and outbuildings backing onto open countryside in the sought after village of Pickhill. Converted in 1999 to create a delightful family home of around 2,500sqft, there is scope to further extend into the Tithe barn and create additional residential accommodation subject to necessary planning.

## ACCOMMODATION

Fantastic 4 bedroom village home  
Generous south facing gardens  
Offering over 2,400sqft of accommodation  
Scope to further extend and convert subject to planning  
Extensive out-buildings  
Perfect for Families  
Delightful Living/Dining/Kitchen  
Parking for several vehicles.



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## Beechcroft

Beechcroft is a delightful home that was originally a cottage and attached tithe barn. Converted in 1999, the property has been beautifully decorated and updated by the current owners, and yet offers scope for further extension into the remaining barn. The property is perfect for young families due to the superb south facing gardens and fantastic living accommodation.

## Situation and Amenities

Pickhill is a super village which is easily accessed due to its close proximity to the A1. With a traditional village green and Primary school, the property is within a short distance of local State Secondary Schools in both Ripon and Thirsk, and the public schools of Cundall Manor and Aysgarth. There is a public house in the village and a wide array of amenities can be found in Thirsk. These include independent boutiques and eateries along with many popular high street retail outlets.

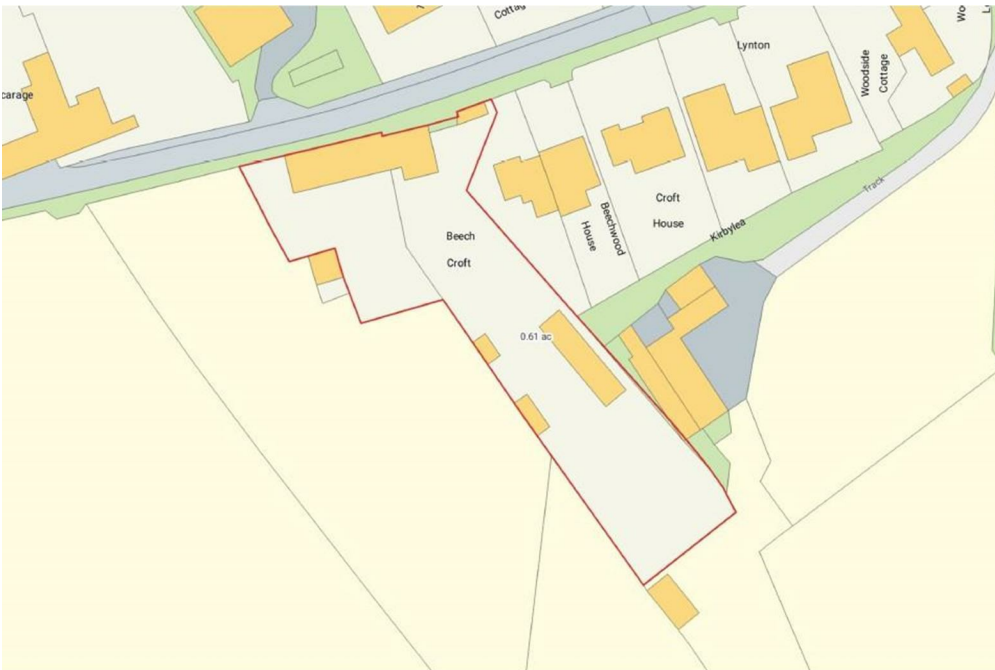




### Ground Floor

The property is accessed to the rear. A panelled door leads to the entrance hall. To the left of this is the hub of the home, the super living/dining/kitchen. With expansive glazing to the front overlooking the garden, the kitchen is a traditional design and has a huge centre island which houses a hob and electric oven. To the rear is the electric Aga and there is a range of integrated appliances including fridge freezer and dishwasher.

To the right of the hall is the first of three reception rooms with concealed storage and windows front and rear steps down to the sitting room. This room has feature fireplace, cloakroom, w.c and double doors leading to the rear garden. The inner hall leads to the garden room and store and the final reception room which would be perfect as a playroom.



### First Floor

The principle staircase leads to the linear landing which runs the length of the property and has two windows to the front. To the left is the principle bedroom with dressing room and large en-suite bathroom.

There are three further bedrooms overlooking the garden and the house bathroom is to the side. The secondary stairs leads down to the inner hall.

### Outside

A gravel driveway is accessed through a timber gate and offers parking for several vehicles. The rear garden is an absolute joy, which combines patio areas close to the house, a covered entertaining area perfect for alfresco dining with a huge south facing lawn which is perfect for young families. There is a range of outbuildings including a potting shed, chicken coop and greenhouse, and to the rear is an orchard area. The garden backs onto open fields and there are far reaching southerly views.

### Store/Barn

The property is attached to part of the original barn. In the past this has had planning permission to convert, but this has now lapsed. The vendors currently use it as a store.

### Local Authority and Council Tax Band

North Yorkshire Council. Band F.

### Services and Other Information

Oil fired Central Heating, mains electricity and water and drainage.

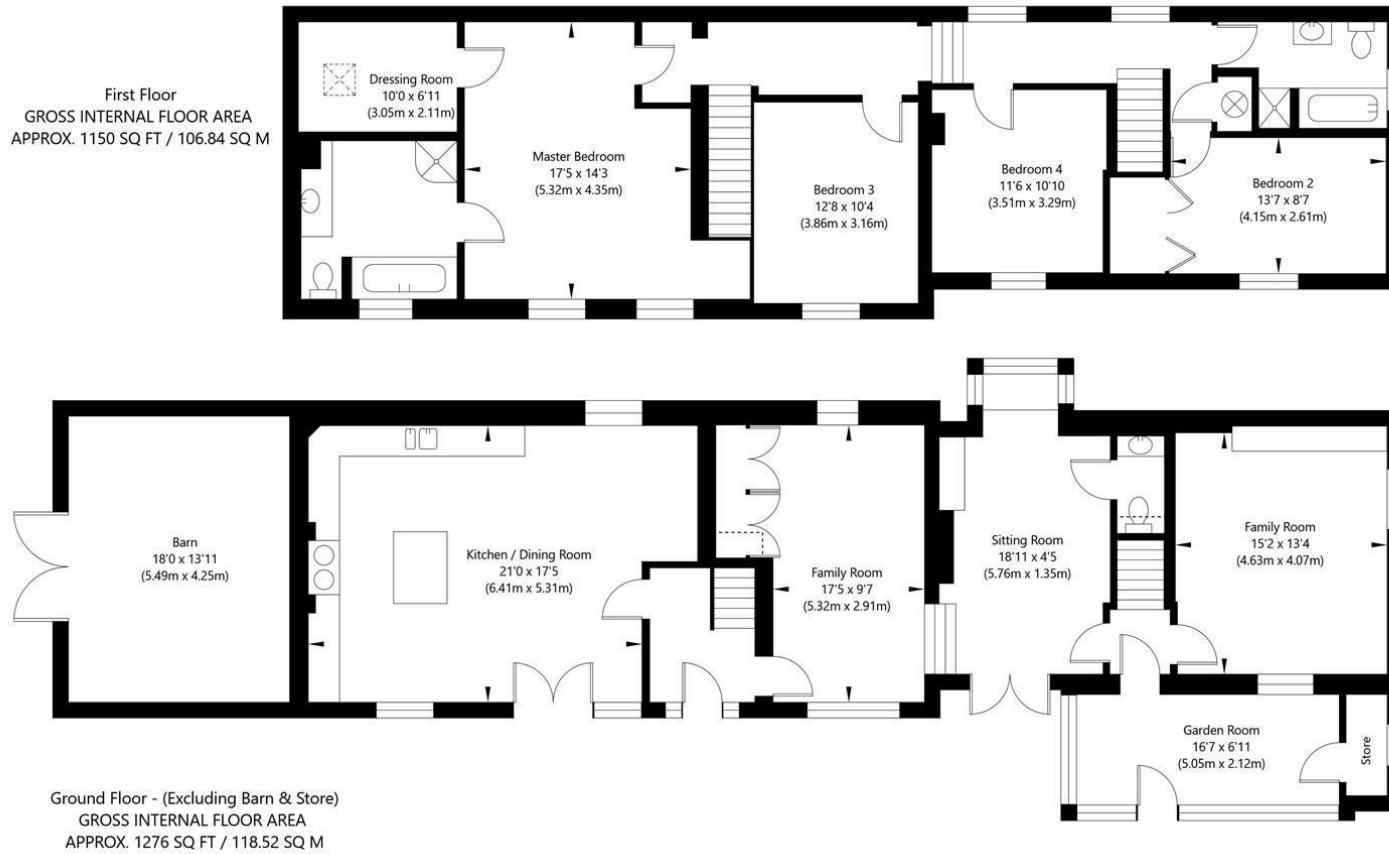
### Particulars and Photography

The particulars were written in April 2023 and the photographs were taken in September 2022.

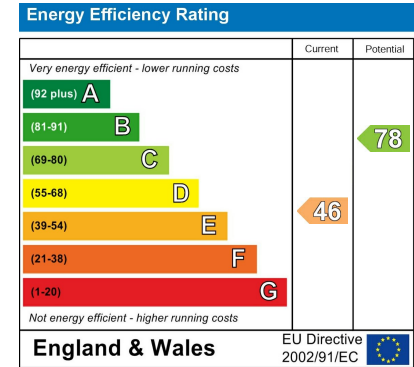
### Viewings

By prior arrangement with GSC Grays Boroughbridge 01423 590500.

Beechcroft, Pickhill, YO7 4JG



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 2426 SQ FT / 225.36 SQ M - (Excluding Barn & Store)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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