



FIELD HOUSE SESSAY
Thirsk



FIELD HOUSE SESSAY

Thirsk, North Yorkshire, YO7 3BE

Positioned in a private position within the village of Sessay, this superb property provides a fantastic opportunity for prospective purchasers. Offering a detached four bedroom house with one bedroom annexe, land, outbuilding, stables and ménage there are enormous possibilities.

ACCOMMODATION

Detached four bedroom house and one bedroom annexe
Large outbuilding with previous planning permission for detached dwelling (now lapsed)
Grazing land totalling 1.2 acres
Perfect for multi generational living and families
Idyllic village location
Stables and Ménage for equestrians
Parking for numerous vehicles
Ideal for those wanting to work from home



GSC GRAYS

PROPERTY • ESTATES • LAND

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Situation and Amenities

Sessay is approximately 20 miles north of York, about midway between the well served market towns of Easingwold and Thirsk, and a short distance from the A19 to York and the A168 which provides direct access to the A1(M). It has a particularly vibrant community which revolves around the village hall and sports field, incorporating cricket and bowls clubs. At the opposite end of the village, and alongside St Cuthbert's Church is a well-regarded Church of England primary school.





Field House

Field House is a superb village property with endless possibilities. Tucked away off the main street in Sessay, this home is perfect for a range of purchasers from families, those wanting multigenerational living due to the attached annexe, equestrians due to the facilities including grazing, ménage and stables and also those wanting to work from home due to the office/ outbuilding. The property is also suitable for those wanting a property to develop subject to planning. Permission was previously granted for the conversion of the outbuilding to an additional dwelling ref 17/00053/FUL this has now lapsed.

The house briefly comprises:

To the Ground Floor:

Entrance Hall with stairs off, open plan living/dining/kitchen with recently refitted fantastic units and large centre Island, wonderful space with cosy sitting area with wood burning stove and French doors to the rear, inner hall with cloaks/w.c door to annexe with open plan kitchen/sitting room, bedroom and ensuite shower room.

To the first floor: Large landing giving access to four bedrooms and the recently refitted house bathroom.



Outside

The property is approached via a private driveway which leads through electric wrought iron gates which offer a high degree of privacy. There is ample parking for numerous vehicles on a large area of hardstanding. Formal gardens are to the rear and they are laid to lawn with a large patio area. Beyond the lawn is the 20 x 40m rubber and sand ménage perfect for equestrians -this is complemented by the additional stabling and grazing paddocks. The paddocks are approx 1.2 acres and they are currently on a strip management system perfect for greedy ponies. There is a large outbuilding 1,790 sqft which previously had planning permission to convert into an additional dwelling 17/00053/FUL. This has now lapsed but potentially could be re applied for. The current owners use this space as a studio/gym and office but it would suit a range of uses.

The Appeal of our Home-The Owners insight

Its our little piece of paradise. Its cosy and peaceful and we feel safe and private and yet have lovely neighbours nearby. There are lots of things to get involved with in the village; cricket, yoga and fitness classes. The equestrian facilities are compact , meaning you can see the horses and the arena from the house. It is easy to maintain and everything is quite literally outside the back door.

Services

Mains electricity water and drainage. Air source heat pump providing central heating for the house. Oil fired central heating system to the outbuilding.

Local Authority and Council Tax

North Yorkshire
House Band F
Annexe Band A

What 3 Words

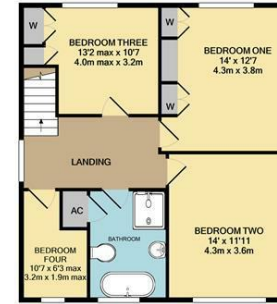
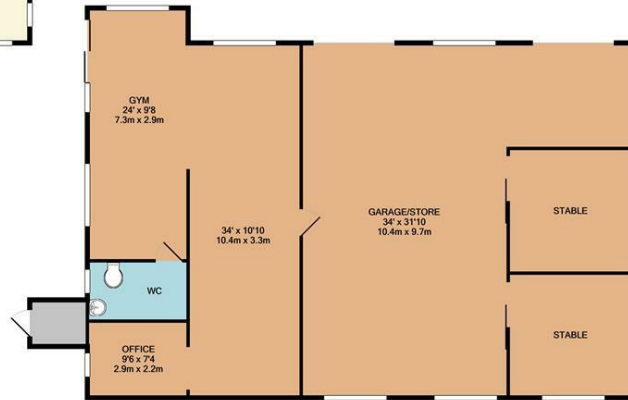
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Viewings

Strictly by appointment with GSC Grays 01423 590500



GROUND FLOOR
APPROX. FLOOR AREA 2885 SQ.FT.
(267.6 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA 720 SQ.FT.
(67.8 SQ.M.)



TOTAL APPROX. FLOOR AREA EXCLUDING EXTERNAL BUILDINGS 1774 SQ.FT. (164.7 SQ.M.)
INCLUDING EXTERNAL BUILDINGS 3610 SQ.FT. (335.3 SQ.M.)

Wean every attempt has been made to ensure the accuracy of the floor plan contained here. Measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or mis-statements. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 96 |
| (81-91) B | | 91 | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



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