



## SOUTH VIEW

Holme-On-Swale, Thirsk, YO7 4JE



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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A fantastic four bedroomed detached house situated in this picturesque village which manages to marry seamlessly a modern contemporary extension with the original cottage.

Offering deceptively spacious immaculate accommodation which extends to around 2700 sqft and has far reaching views over open countryside to the rear.

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South View

South view is a simply stunning property. The vendors have cleverly blended the original cottage style of the home with a fantastic contemporary extension to create a dwelling that purchasers will delight in. No stone has been left unturned in the creation of this beautiful home and It is sure to generate a high degree of interest from both downsizers, professionals and aspirational buyers alike. The quality of the workmanship is exemplary, and the vendors have cleverly designed the home to maximise the position of the plot focussing on the delightful views to the rear.

The open plan living dining kitchen has the real wow factor and is perfect for entertaining and laid-back living and compliment the cosey nature of the original home. The master suite would not look out of place in a luxury spa and this is enhanced by glazed doors overlooking the garden. These factors combined with the multi-functional ground floor room which is currently used as a gym make this a truly unique home. The home which flows beautifully briefly comprises:

To the Ground Floor:

Entrance Poch, cinema room/snug, family room, inner hall leading to stunning open plan living/dining kitchen with glorious seating area to the rear, extensive range of modern wall and floor mounted units from 'Country Kitchens' with centre island and seating plinth for relaxed dining, utility room, shower room/cloakroom w/c, rear entrance hall, gym which could equally be used for those that work from home and require a separate entrance for clients.

To the First Floor:

Stairs lead up to landing. The master bedroom suite is tremendous and is accessed through a dressing room with extensive storage and glazing to the side. There is a delightful ensuite shower room and beyond this is the huge master bedroom with amazing views to the rear. The guest bedroom is positioned to the front of the house and has an ensuite shower room. There are two further double bedrooms and the delightful house bathroom with four-piece suite including a slipper bath and rainforest shower.

Outside

The property is approached via a gravelled driveway offering parking for several vehicles and leads to the attached store. There is a further driveway down the side of the property which would be suitable for a larger vehicle such as motorhome or Horse box.

An ornamental brick wall with pedestrian access leads to the easterly facing courtyard accessed off the dining kitchen. A perfect area for alfresco dining or a morning coffee. The garden to the rear is amazing and has been landscaped to create an area with a real wow factor making the most of the beautiful surrounding scenery.

Situation & Amenities

Situated in the rural hamlet of Holme on Swale between the market towns of Ripon & Thirsk, both having a wide choice of shops including a number of supermarkets and weekly markets. There is a good public transport service from Ripon and Thirsk connecting to Leeds, Harrogate and York. A variety of leisure and sporting activities are on offer including a golf course in Ripon, rugby, cricket and football clubs and race courses. Local schools, including the highly rated Ripon Grammar School, shops and leisure facilities are all available within the surrounding area. For the commuter, situated two miles away there is access to the A19, A1/M and arterial roads leading to the larger commercial areas of Leeds Teesside, York and Harrogate. The property is located far enough away that the A1 cannot be heard but close enough to be in some towns and cities within 30 minutes. The main East Coast railway line stops approximately five miles away at Carlton Miniott (Thirsk Station), with direct links to London Kings Cross.

The Appeal of our Home

"Southview, Holme on Swale is like being on vacation 365 days. From the moment I wake in the morning to a hear the stadium of birds singing and enjoying breakfast in the garden watching the most stunning sunrise over the Cleveland hills to then returning home in the evening after a busy day to the tranquillity, the space to roam freely, to enjoying a long soak in the bath with a glass of wine watching the sunset is a favourite of mine.

The house has been a labour of love. A renovation dream. The kitchen is perfect for social gatherings, we have enjoyed many days and nights with friends here spilling out into the garden to enjoy the sunset. On a warm day many have quoted it is like being in Spain. Breakfast Alfresco is "my thing" and through the huge swivel door I utilise the outdoor kitchen space which sees the prettiest sun rise.

I will be very sad to leave my home, my lifestyle in Holme. '

Services & Other Information

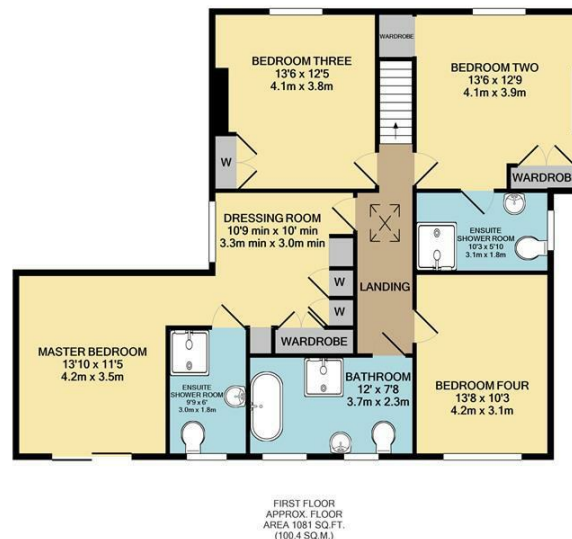
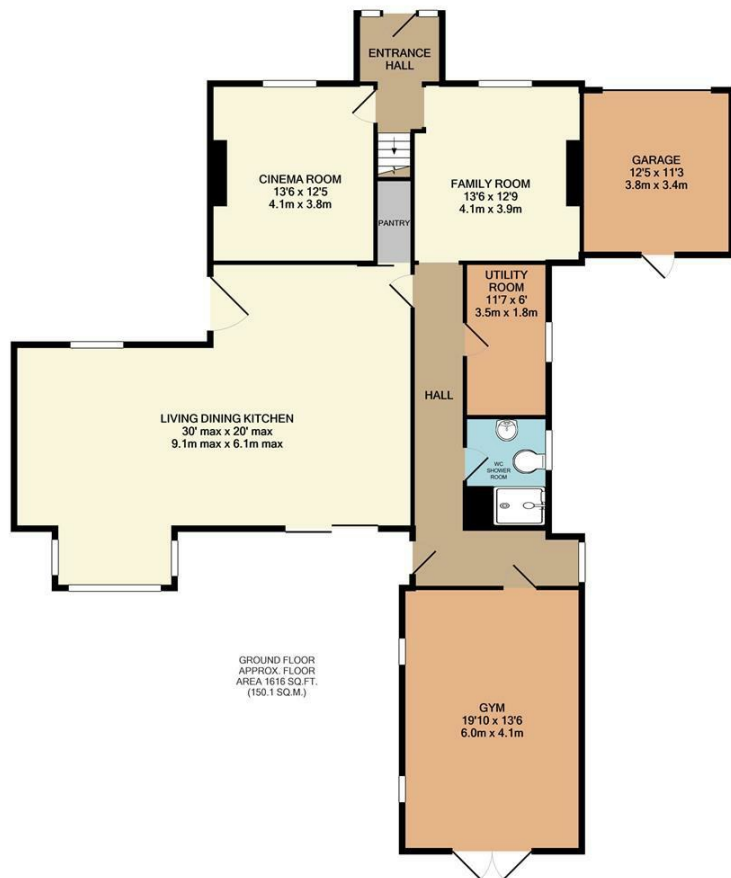
Fixtures and Fittings

Unless specifically mentioned within these sale particulars, only fitted carpets are included in the sale. All objects of statuary, chattels, furniture, furnishings, wall hangings, display cases, light fittings and garden ornaments are specifically excluded from the sale although some items may be available by separate negotiation.

Local Authority & Council Tax

Council tax Band D North Yorkshire council





TOTAL APPROX. FLOOR AREA INCLUDING GARAGE 2697 SQ.FT. (250.5 SQ.M.)

Whilst 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 error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by 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) <b>A</b>                          |           | <b>94</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            | <b>74</b> |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |



### Disclaimer Notice

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1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
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