



SANDY BANK  
Pickhill, Thirsk



GSC GRAYS

PROPERTY • ESTATES • LAND



## SANDY BANK

PICKHILL, THIRSK, YO7 4JT

Ripon - 10.2 miles, Northallerton - 14.3 miles, Thirsk - 8.2 miles,  
York - 31.5 miles (distances approximate)

A DELIGHTFUL, CHARACTERFUL AND BEAUTIFULLY LOOKED  
AFTER FOUR BEDROOM DETACHED HOUSE WITHIN  
THE MUCH SOUGHT-AFTER VILLAGE OF PICKHILL

### Accommodation

Detached House • Picturesque Location • Separate Log Cabin Office  
Four Bedrooms • Stunning Condition • Off-Street Parking



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### Offices also at:

Alnwick  
Tel: 01665 568310

Driffield  
Tel: 01377 337180

Barnard Castle  
Tel: 01833 637000  
Kirkby Lonsdale  
Tel: 01524 880320

Chester-le-Street  
Tel: 0191 303 9540

Richmond  
Tel: 01748 829217







### Sandy Bank

A delightful, characterful and beautifully looked after four bedroom family sized detached house within the highly accessible village of Pickhill. With recent additions such as brand new double glazing throughout, and refitted wood burning stove and fireplace in the sitting room, the property offers accommodation in genuine move in condition and has the benefit of a self contained log cabin, covered entertaining area and double garage and extensive parking.

Briefly comprising:

Entrance Hall with cloakroom/w.c, understairs storage cupboard, sitting room with feature fireplace and inset wood burning stove, patio doors to the garden room/conservatory, fantastic dining kitchen with extensive range of beautiful wall and floor mounted units and fantastic bespoke lighting. A door leads to the utility/shower room.

To the first floor : landing leads to master bedroom with built in wardrobes and ensuite shower room, three further bedrooms all with built in storage and the house bathroom.

### Outside

Outside is a driveway leading to a double gates which offer a high degree of privacy and security. There is an attractive seating area to the front of the double garage which has two up and over doors. To the rear is an imaginatively designed tiered garden with covered pavilion, access to an impressive log cabin with power and light, log burner and far reaching countryside views across the surrounding rural landscape. The detached log cabin could be used as a home office due to its separate pedestrian access and the current owner utilizes this space as a gallery.

### Situation and Amenities

Pickhill is a picturesque village, 20 minute drive from the nearby vibrant market town of Thirsk and is a short drive away from Northallerton, Ripon, Harrogate and York. It benefits from excellent transport links with mainline trains to London







and Edinburgh from Thirsk, has easy access to the A1(M) and A19, and local bus services between Thirsk and Ripon. The village has a popular public house, village Green with football pitch and historic 12th Century Grade II\* Listed church, with nearby local schools including Pickhill C of E Primary School, Thirsk School for secondary education, and independents Cundall Manor Preparatory School, Queen Mary's School, Ripon Grammar School and Ampleforth College.

#### **The Appeal of our Home – The Owners Insight**

There are wonderful views from the garden and upstairs windows. There are some great walks in the area. The village has a pub, Chinese restaurant, there is a Strawberry Fayre and Duck Race. We have great links to the A1 and Thirsk train station and town.

#### **Services and other Information**

The property is served with mains water, drainage, electricity and oil fired central heating with log burner in the Sitting Room.

#### **Local Authority and Council Tax Band**

North Yorkshire. Band E

#### **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.

#### **EPC**

Rating D

#### **what3words**

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#### **Viewings**

Strictly by appointment with GSC Grays - T: 01423 590500.







