



STABLES COTTAGE, PICKHILL, THIRSK, YO7 4JG

OFFERS IN EXCESS OF £1,400,000



Northallerton
Estate Agency



Stables Cottage, Pickhill, Thirsk, YO7 4JG

AN OUTSTANDING FIVE BEDROOM DETACHED FAMILY HOME SET IN 4.67 ACRES OF LAND, WITH ADJOINING THREE BED COTTAGE SUITABLE AS HOLIDAY LET OR ANNEXE SITUATED IN THE LOVELY YORKSHIRE VILLAGE OF PICKHILL.

- **IMMACULATELY PRESENTED**
- **ELECTRIC GATED ENTRANCE**
 - **CLOSE TO A1**
- **QUALITY FITTED KITCHEN & BATHROOMS**
- **FOUR CAR GARAGE**
 - **ANNEXE**
- **STUNNING VIEWS ONTO GARDEN**
 - **FEATURE WROUGHT IRON STAIRCASE**



Stable Cottage is a stunning property filled with unique internal features and set in beautiful private grounds. The electric wooden gates lead you into the spacious open courtyard leading to the main property and giving access to the four unit garage, with scope to convert to a stable block. The property is surrounded by mature trees and shrubbery providing a high degree of privacy. The main accommodation is entered through stunning large wooden doors into the entrance hall featuring the wonderful wrought iron staircase. Each spacious room feels light and airy and are all finished to a high standard. The kitchen comprises of handmade oak units with a large AGA, central island and stone flooring. The open plan kitchen leads out to what the current owners would describe as a "sun trap". The sitting room benefits from a feature fireplace which houses a multi-fuel stove and French doors that lead out onto a decked seating area providing views out to the stunning surrounding land. A further spacious room can be found also looking out onto the garden, this is currently used as a games room. Upstairs you will not be disappointed the bedrooms are pristine and bright with thanks to Velux windows. The bathrooms are equally as stunning with quality fitted walk in showers and the main bathroom enjoying a sunk-in whirlpool bath, twin sinks and drench shower.

The Annexe is conveniently accessed from the downstairs utility room, a lovely quaint double fronted cottage. There is separate access using the central front door leading into a hall with shower

room off and a cosy living room boasting a fire place. The kitchen/Diner has a lovely country kitchen feel complemented with traditional Aga. The cottage boasts a ground floor bedroom and to the first floor there are two further bedrooms, one with en-suite. Excellent scope for a holiday let with its own small courtyard dining area.

The grounds are truly stunning and have been well maintained by the current owners. There is the bonus of a former fenced off ménage and a picturesque pond with a quaint bridge and lily pads. The site benefits from development potential subject to relevant planning permission and a suitable vehicular access agreement being put in place.

VIEWING

By appointment through the Agents – Northallerton Estate Agency – Tel. no. (01609) – 771959.

TENURE

Freehold with Vacant Possession on completion.

SERVICES

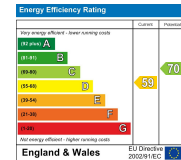
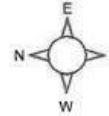
Mains water, electricity and drainage.

NYCC COUNCIL TAX BAND - F



Call us to arrange a viewing on **01609 771959**

Stables Cottage, Pickhill, Thirsk
Approximate Gross Internal Area
Main House = 5430 Sq Ft/504 Sq M
Garage = 2208 Sq Ft/205 Sq M
Cottage = 1403 Sq Ft/130 Sq M



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- These particulars are set out as a general outline only for the guidance for intending purchasers and do not constitute, nor constitute a part of, an offer or Contract.
- All descriptions, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendor or his/her Agents.
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- Items included in the written text are included in the sale. All others are excluded regardless of their inclusion of any photograph.
- You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major importance to your interest in this property, please ask us for further information.

In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us.

143 High Street, Northallerton, North Yorkshire, DL7 8PE

T: 01609 771959

E: sales@northallertonestateagency.co.uk

www.northallertonestateagency.co.uk



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