

## Swale House Breckenbrough Thirsk

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In Part











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# Immaculate modern country home with land.



Swale House is an impressive detached family home, originally constructed by the current owners in 2008. This immaculately presented property occupies a particularly private position surrounded by open countryside.

The spacious and versatile accommodation extends to over 7,200 square feet over three floors and briefly comprises a welcoming reception hall with oak flooring, galleried landing and bespoke staircase, south east facing drawing room with feature stone fireplace, formal dual aspect dining room with open grate fire.

A particular feature is the stunning open plan living kitchen and dining space spanning the full width of the rear of the house. This excellent family area has bespoke hand painted cabinetry by Smallbone including a large island and granite work surfaces.





The kitchen flows into a separate dining space and sitting area beyond with reclaimed and refurbished Yorkshire Range fireplace and bread oven creating an interesting focal point. Directly off this open plan area is a triple aspect garden room with vaulted ceiling, exposed brickwork and distant views over the rear gardens and open fields beyond. There is a separate utility room with Smallbone units and a door to outside.

A glazed link with bi-folding doors to both the front and rear of the property leads to a family/play room with a staircase to a study/ office above. A sizeable guest cloakroom off the reception hall completes the ground floor accommodation.

To the first floor the generous galleried landing provides access to a south west facing principle bedroom with fully fitted dressing room and luxurious en suite shower room. There are three further double bedrooms all with fitted wardrobes, two serviced by a Jack & Jill shower room and the other by a large family bathroom with freestanding roll top bath and separate walk in rain shower.

The excellent top floor offers a central sitting/games room with three equally sized bedrooms and a luxurious bathroom.

### Outside

The property is accessed via a lengthy approach which is partly shared with a neighbouring farm. A gated private driveway leads to a generous gravelled parking area for numerous vehicles to the front of the house. The sizeable gardens and grounds fully surround the property, mainly laid to lawn with a large south west facing terrace to the rear - an ideal area for entertaining and alfresco dining. Within the grounds there is also a naturally fed wildlife pond, greenhouse, vegetable garden and selection of specimen trees. The total plot extends to over 7 acres including a fully fenced grassed paddock behind the house, ideal for those with equestrian interests.

## **Barn with planning**

Situated to the north of the plot is a substantial brick-built barn and a lean to building. Planning permission has been granted to convert the existing barn to form two holiday units and construct a traditional brick-built courtyard development to include garaging, stores, a clock tower, a stable block and ancillary buildings. (Prospective purchasers are advised to make their own enquiries of Hambleton District Council - Application No. 13/02159/DCN).













#### I would be delighted to tell you more.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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#### Location

Swale House is within easy access of the A1(M) and commutable to the main cities of North Yorkshire. The Cathedral City of Ripon and the market town of Northallerton are both nearby and offer everyday shopping facilities and amenities. The mainline railway station at Thirsk offers regular services to London and Edinburgh. There are reputable schools at both primary and secondary level in the area including Queen Mary's. Cundall Manor, Thirsk School and Ripon Grammar.

### **Directions (YO7 4EL)**

From Junction 50 of the A1(M) take the A61 eastbound towards Thirsk. Continue through Baldersby and Skipton-On-Swale. At the roundabout by the Jaipur Spice restaurant at Busby Stoop, take the first exit onto the A167 signposted Northallerton. Follow the road through Sandhutton and after approx. 0.5 mile, turn left down a tarmac drive through brick pillars with wrought iron gates by the signs 'Northallerton Shooting and Country Wear' and 'Breckenbrough House'. Continue down the track for one mile. The entrance to Swale House is through the wooden field gate.

#### Services

Mains electricity and water. Private drainage. Oil fired central heating.

#### Tenure

Freehold with vacant possession.

### **Rights Of Way**

There is a public footpath down the drive and to the east of the property.

