



**The Old Post Office, Sleights Lane, Rainton, Thirsk, YO7 3PX**

**£340,000**

Offers In The Region Of



# The Old Post Office, Sleights Lane, Rainton, Thirsk, YO7 3PX

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A beautifully presented and spacious four-bedroom semi-detached property with attractive garden and substantial outbuildings, situated in the heart of this idyllic village between Boroughbridge, Thirsk and Ripon.

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This charming property, formerly The Old Post Office, has been updated and modernised to a high standard by the current owners to now reveal stylish and well-proportioned accommodation. On the ground floor there is a stunning open-plan kitchen and dining area with glazed doors leading to the garden, as well as a separate sitting room with living-flame gas stove fire. Upstairs, there are four good-sized bedrooms, a modern shower room and en-suite shower room. A driveway provides parking and there is an attractive enclosed rear garden providing an excellent outdoor sitting and entertaining space. A particular feature of the property is the substantial outbuildings that provide useful storage space and garaging but has huge potential to be developed to provide additional accommodation if required, subject to obtaining the necessary permissions. The village of Rainton is a picturesque and sought-after village, well served by a village pub, village hall and enjoys excellent road links for the A1(M).





## GROUND FLOOR ENTRANCE HALL

### SITTING ROOM

A spacious reception room with gas stove and under-stairs cupboard.

### DINING KITCHEN

With dining area and glazed doors leading to the garden. The kitchen comprises a range of stylish fitted units with integrated dishwasher and space for appliances. Tiled flooring.

## FIRST FLOOR

### BEDROOMS

There are three bedrooms on the first floor.

### BATHROOM

A modern white suite comprising WC, washbasin set with a vanity unit, and shower. Heated towel rail.

## SECOND FLOOR

### BEDROOM

A large double bedroom with en-suite.

### EN-SUITE SHOWER ROOM

A white modern suite comprising WC, washbasin set with a unit, and shower.

## OUTSIDE

A gravel drive provides parking and leads to a large garage with double doors to the front and vaulted ceiling. There is an adjoining workshop which has plumbing for washing machine.

The garage and workshop currently provide excellent outside storage space and parking and have huge potential for further development to potentially create additional ancillary accommodation, subject to obtaining the necessary permissions.

To the rear of the property. There is an attractive enclosed garden providing an excellent outdoor sitting and entertaining space.

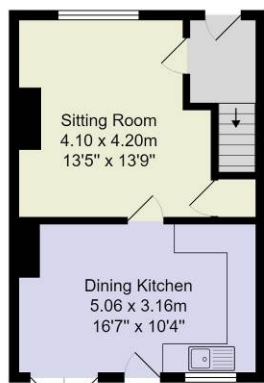
## AGENT'S NOTE

The property has gas central heating and the benefit of a modern boiler, installed approximately two years old. There is double glazing throughout, with the exception of one single-glazed window on the landing.

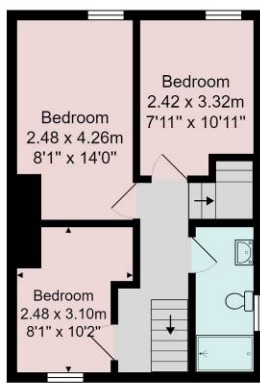
**Tenure** - Freehold



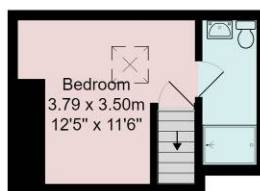




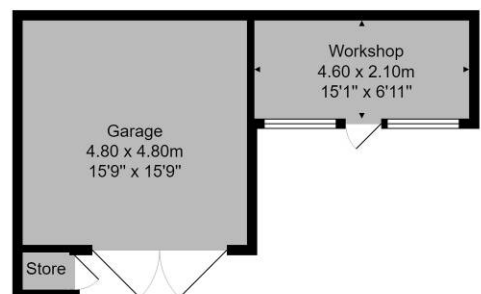
Ground Floor



First Floor



Second Floor



Total Area: 127.4 m<sup>2</sup> ... 1371 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.  
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## Verity Frearson

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs:		
(92+)	A	
(81-91)	B	84
(69-80)	C	
(55-68)	D	56
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		