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CHARTERED SURVEYORS



THE FIRS • THORNTON LE CLAY • YORK





THE FIRS

Low Street, Thornton le Clay, York
YO60 7TG

York 9 miles • Malton 8 miles

Easingwold 12 miles

**Superb equestrian smallholding
property package with
development potential**

Hall • kitchen/breakfast room • utility
room • boot room • wc • 2 reception
rooms • conservatory • 4 bedrooms •
2 bathrooms

Barn • 4 stables • feed room

Double garage • drive • gardens •
paddocks

In all, approximately 8½ acres

For Sale Freehold



The Firs was first constructed in the early 1980s and latterly extended by the current owners in 2009. The property is located at the far southern edge of the village and its outbuildings, gardens and land surround the house on all sides providing glorious open views across the paddocks and beyond to open countryside. For many decades The Firs has been run as a ring-fenced equestrian property. The single storey bungalow offers scope for further development, subject to the necessary consents.

- Detached bungalow in a superb plot of more than eight acres
- House of more than 1800 sq ft plus outbuildings
- Energy efficient bungalow with solar and PV panels
- Equestrian – stables, hay barn/fold yard, feed room, paddocks
- Significant development potential
- Edge of village location
- No immediate neighbour and open country views

The kitchen breakfast room has multiple fitted units, integrated appliances and ample room for a breakfast table. Adjacent are the utility and boot rooms providing front and rear access, as well as a cloakroom/wc. The drawing room has an inset log burner flanked by floor-to-ceiling windows that provide a fine outlook over the garden; sliding doors open to the conservatory. Double glazed doors open to the dining room with Karndean flooring. There are four ground floor bedrooms, three of which have fitted wardrobes and/or cupboards, and all are served by two bathrooms. The principal bedroom has south facing windows and sliding doors onto the patio, providing views to the

garden and paddocks beyond. There is a large, partly boarded and accessible loft space providing additional storage.

Outside

The tarmacadamed drive pulls in front of the double garage providing a generous turning and parking area in front of a well-established beech hedge. The drive continues through a farm gate and past a mixed hedge to the barn doors. The garden surrounds the house on three sides. To the front, behind ornate double gates and also accessed through an arch adorned with a colourful climber, is a sheltered and private courtyard. This area is designed for sitting out and enjoying the south-facing sunshine. Sweeping around in a westerly direction is the rear garden, which is enclosed and rabbit-proofed, predominantly laid to lawn with a circular patio, raised beds, mature shrubs and a scattering of trees including silver birch.

The drained paddocks gently slope upwards behind the house with their main point of access being via the tarmac drive and stable block. They are currently divided into three major paddocks and two smaller paddocks, all with a water supply. The whole is enclosed by a combination of sheep fencing and post and rail fencing with horserail fencing at the far boundary. All can be electrified. A bridleway follows the eastern boundary and a farm gate provides separate access to the paddocks.

Outbuildings

The double garage has sliding doors, power and light. It is attached to a single stable (currently used for storage) and a feed room. Three stables, all with rear windows facing south and two with fitted rubber matting and

one with loose matting connect to the barn. The barn/fold yard has double height doors, is weather-proof and is sufficiently large to add more stabling inside if required.

Environs

The village of Thornton le Clay straddles the Vale of York and the Howardian Hills, close to Castle Howard and the Yorkshire Arboretum and within striking distance of the Yorkshire

Wolds and Yorkshire coast to the east. The historic city of York, with its superb independent schools and the railway station offering a mainline service to London Kings Cross in under two hours, is very accessible. Vanguard and Monks Cross retail outlets are a mere 15-minute drive away, the A64 connects to Leeds, the A1(M) and the national motorway network, and the A19 lies a mile beyond Easingwold.



Tenure: Freehold

EPC Rating: D

Services & Systems: Mains electricity and water. Private drainage. LPG central heating. PV and solar panels.

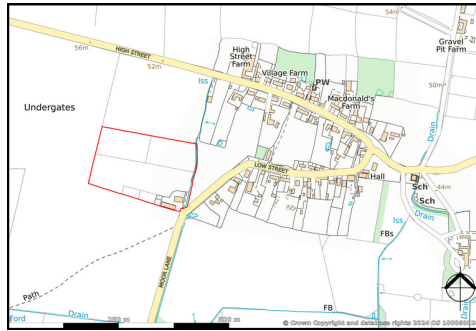
Fixtures & Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Viewing: Strictly by appointment

Money Laundering Regulations: Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.

Local Authority: North Yorkshire Council
www.northyorks.gov.uk

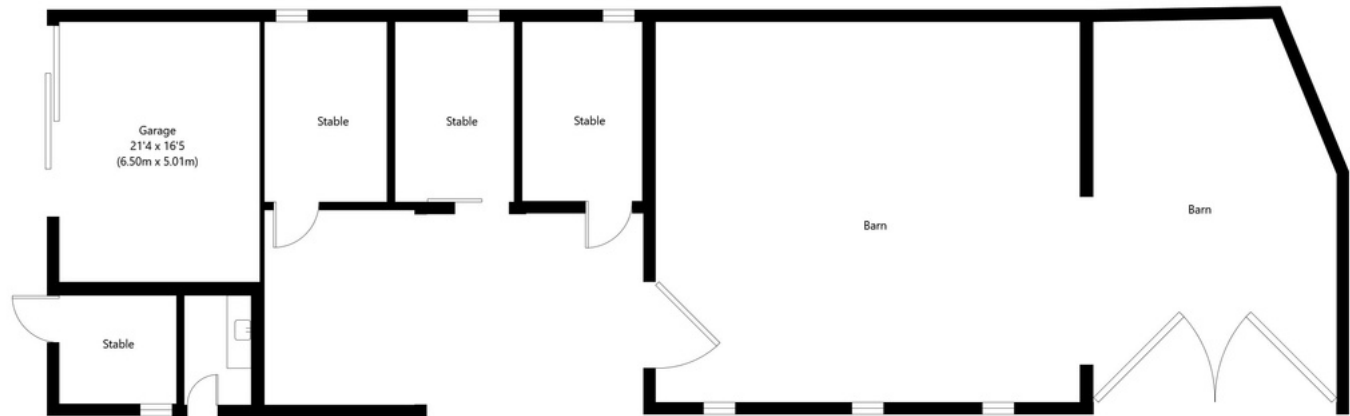
Directions: The Firs can be found on the right hand side, on a bend in the road where Low Street meets Moor Lane at the southern end of the village.



The Firs, Thornton Le Clay, York, YO60 7TG



Ground Floor
 GROSS INTERNAL FLOOR AREA
 APPROX. 1864 SQ FT / 173.21 SQ M



Important notice 1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("Information") may be relied upon as a statement or representation of fact. Neither Blenkin & Co nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Blenkin & Co or the seller/lessor. 2. Any photographs (and artists' impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. 4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given. **NB:** Google map images may neither be current nor a true representation. Photographs: February 2024.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	84 B
39-54	E		
21-38	F		
1-20	G		

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1864 SQ FT / 173.21 SQ M

All Measurements and fixtures including doors and windows are approximate and should be independently verified.

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City

Country

Coast