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Linden Tree Carlton Road, Carlton Miniott, Thirsk, YO7 4LX

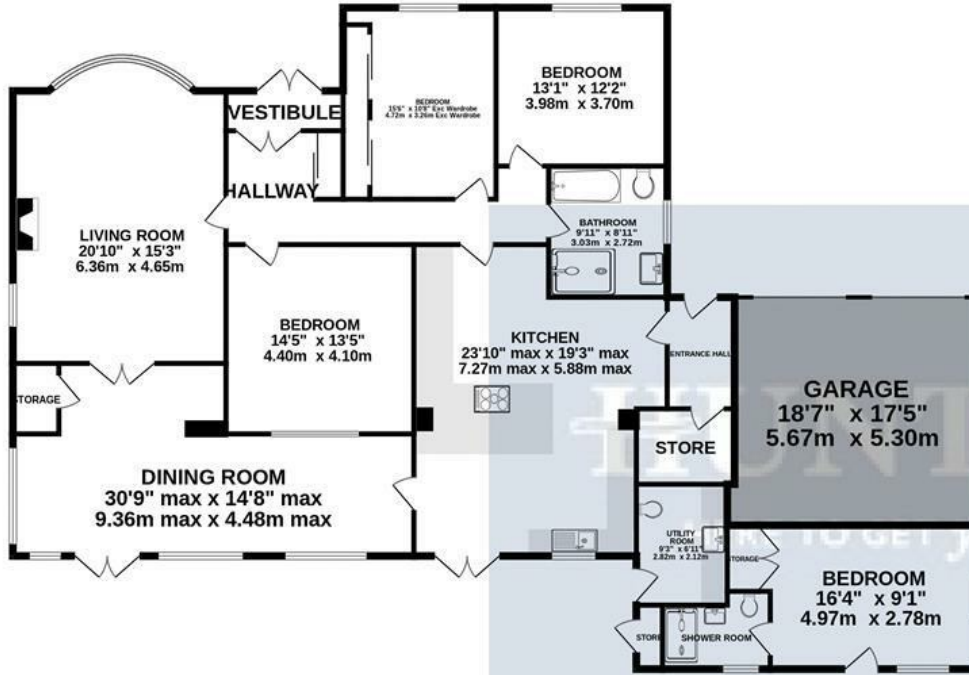
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Guide Price £750,000

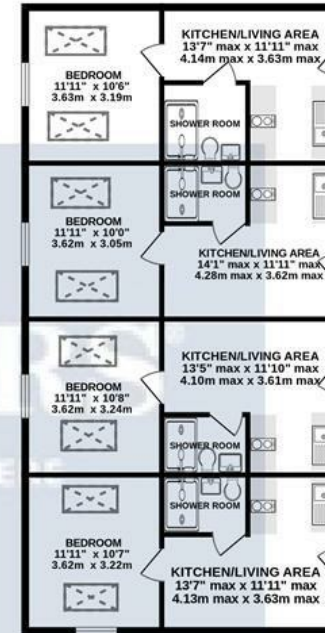
A rare and unique opportunity has arisen to purchase a well-presented and well-proportioned four-bedroom detached bungalow along with an established bed and breakfast business consisting of 4 self-contained holiday lodges in the village of Carlton Miniott. With its proximity to a range of local amenities including Thirsk train station, the racecourse and the historic market town of Thirsk, this is an opportunity not to be missed. For more information or to arrange a viewing, please do not hesitate to contact our Easingwold branch on 01347 823535. EPC Rating: To Follow: Council Tax Band: F

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MAIN HOUSE  
2307 sq.ft. (214.3 sq.m.) approx.



LODGES  
1145 sq.ft. (106.4 sq.m.) approx.



HOME OFFICE / GYM  
230 sq.ft. (21.3 sq.m.) approx.



TOTAL FLOOR AREA : 3682 sq.ft. (342.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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- **Four Bedroom Detached Bungalow**
- **Four Self Contained Lodges**
- **10KW Solar Panels**

#### **Location**

The Village of Carlton Miniott is situated on the A61, a short drive from Thirsk market place and approximately 25 miles north of York. It houses Thirsk railway station which is on the East coast main line with direct trains to London and Manchester Airport. Additionally, the village is served by bus routes to and from Thirsk.

The village also features a primary school, a post office, two village pubs, a holiday lodge site with a public swimming pool, fishing lakes, and a village playing field.

#### **Property Description**

The property features two entrances on the front elevation. Entering through the side entrance leads you into an entrance hall, which provides access to a useful storage area and the dining kitchen. The main entrance, located on the front elevation, opens into an entrance vestibule that leads to the main entrance hall. This main hall grants access to the living room, dining kitchen, three bedrooms, a house bathroom, and a convenient storage cupboard.

The contemporary dining kitchen is equipped with a range of wall and base units offering ample work surface area. It features a composite one-and-a-half bowl sink with a mixer tap and a variety of integrated appliances, including two Bosch electric fan ovens, a built-in microwave and warming drawer, a five-ring induction hob, a Bosch dishwasher, and a larder fridge. The kitchen is enhanced by recessed lighting, and a window and glazed French doors that provide access to and views of the enclosed South facing rear garden.

Accessible from the dining kitchen is a reception room currently used as a breakfast/dining area for bed and breakfast guests. This room also includes a useful storage cupboard. Internal glazed French doors lead to the living room, while additional glazed French doors provide access to the enclosed rear garden. The living room has a log effect gas fire and a large feature bay window to the front elevation.

The contemporary house bathroom features a double-ended bath, a walk-in shower cubicle, a wall-mounted hand wash basin set in a vanity unit with a matching mirrored tall storage

- **Enclosed South Facing Rear Garden**
- **Ample Off Street Parking**

unit plus a heated illuminated wall mirror and a toilet. Additional amenities include underfloor heating, a centrally heated towel ladder, and an opaque window on the side elevation.

A further double bedroom is attached to the property, accessible from the rear of the home. This bedroom features its own ensuite shower room, which includes a step-in shower cubicle, a hand wash basin set in a vanity unit, and a toilet. Additional features include a centrally heated towel ladder and an opaque window on the rear elevation. Also accessed from the rear of the home is a utility room which has an integrated fridge, plumbing for a washing machine and a toilet, there is also a range of fitted units for storage.

At the front of the property, there is a well-maintained lawned garden with established borders and a paved seating area. A large tarmac driveway offers off-street parking for numerous vehicles and provides access to the double garage, as well as leading to the side of the property where the self-contained lodges are located. The double garage features two roller doors, a side window, power, and lighting, along with an EV charger on the front elevation.

At the rear of the property, there is an enclosed south facing private garden featuring a lawn, an established flowering border, a paved patio area plus decking area. This space offers open countryside views. Within the boundaries of the enclosed garden, there is also a timber cabin equipped with power and lighting, currently used as an outdoor recreational area perfect for entertaining.

In addition to the self-contained lodges, there is another outbuilding on the property which was formerly used as a home gym and benefits from having a shower room fitted with a step-in shower cubicle, a wall-mounted hand wash basin set in a vanity unit, and a toilet.

#### **Bed & Breakfast Business**

The property includes four self-contained one-bedroom lodges where the current owners operate a successful bed and breakfast business with bookings secured into 2025. Each

- **Established Bed & Breakfast Business**
- **Double Garage**

lodge features an open-plan kitchen/living area, a shower room, and a bedroom. All lodges are maintained to a high standard and enjoy access to mains services including gas central heating and mains drainage.

#### **Additional Information**

- Tenure: Freehold
- Gas Central Heating
- Double Glazed Windows
- Solar panels on a feed-in tariff
- Council Tax Band: F
- EPC Rating: To Follow

\*Accounts for the bed and breakfast can be provided upon request.

#### **Disclaimer**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

#### **Agents Note**

Please be advised that the letting rooms are registered as a business with the council and the current rateable charge for 01 April 2024 - 31st March 2025 is £2195.60 however currently benefits from small business relief meaning these rates have been discounted to £0.00 for this year. In addition, the property is still subject to council tax bill (band f) which currently equates to £3259.97 for the period 01 April 2024 - 31st March 2025.





