



## Sessay, Thirsk Guide Price £650,000

\*\*\* UNEXPECTEDLY BACK ON THE MARKET \*\*\* An outstanding 4 bedroom detached property set in around 1.7 acres, discreetly positioned within the pretty village of Sessay and featuring "ready to ride" equestrian facilities that include stables and paddocks PLUS a self-contained 1 bedroom annexe PLUS a versatile 1,790 sq ft outbuilding with studio, workshop and home office.

\*\*\* RESIDENTIAL PLANNING POTENTIAL \*\*\*

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## Property Overview

The property, believed to have been originally built in the 1970's, was previously the home to the acclaimed local cabinet maker Albert 'Eagleman' Jeffrey who used the outbuilding as his workshop. Today, the house now features extended ground floor living accommodation that include a fabulous open plan dining kitchen and living room complemented by a self-contained 1 bedroom annexe with en-suite shower room and it's own independent access.

Externally the 1,790 sq ft outbuilding currently provides stabling, a studio/workshop and a home office although should be noted that planning permission was granted in 2017 (now lapsed) for "conversion of stable and office to form a dormer bungalow". Further details can be found online on North Yorkshire's Planning Portal at [www.northyoks.gov.uk](http://www.northyoks.gov.uk) by searching for the reference 17/00053/FUL

## Inside

A reception hall leads into an impressive L-shaped open plan dining kitchen and living room with engineered oak flooring and a wood burning stove in the living area, double doors off the dining area out into the rear garden and a stunning kitchen which was restyled in 2021 to feature an oak topped central island with dining bar, quartz worktops and generous storage complemented by range cooker space and integrated appliances to include fridge, freezer and dishwasher.

Leading off the kitchen is an inner lobby with utility cupboard and cloakroom/wc and a door into the extended ground floor living space that currently provides a self contained annexe that features its own independent rear access, living room with kitchenette and a bedroom with an en-suite shower room.



The first floor landing leads off into 3 double bedrooms (2 with fitted wardrobes), 1 single bedroom and a stylish bathroom that was upgraded in 2019 to include both a bath and separate walk-in shower.

Other internal features of note include double glazing, air source heat pump and solar panels supplementing the property's energy bills.

## Outside

A longer, and larger, than average driveway with remote control double gates provides extensive parking and the formal gardens of the property mainly laid to lawn and feature a generous paved seating area.



The property stands within approximately 1.7 acres with 1.2 acres currently being used for equestrian purposes with 6 individual paddocks and an electric fenced track system complemented by a 40m x 20m sand and rubber all-weather arena.

It should also be noted that 1,790 sq ft outbuilding (currently stables, studio, workshop and home office) benefits from its own oil fired central heating system to radiators.

## Services

We have been advised by the vendor that all main services are connected to the property with the exception of gas.

## Energy Efficiency

This property's current energy rating is B (91) and has the potential to be improved to an EPC of A (96).

## Council Tax

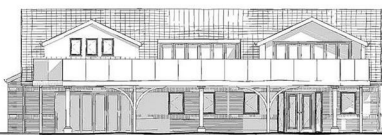
This property sits within North Yorkshire Council and is in the tax band of F (Annexe - tax band A). The postcode for the property is YO7 3BE.

## Tenure

We have been informed by the vendor that the property is freehold.

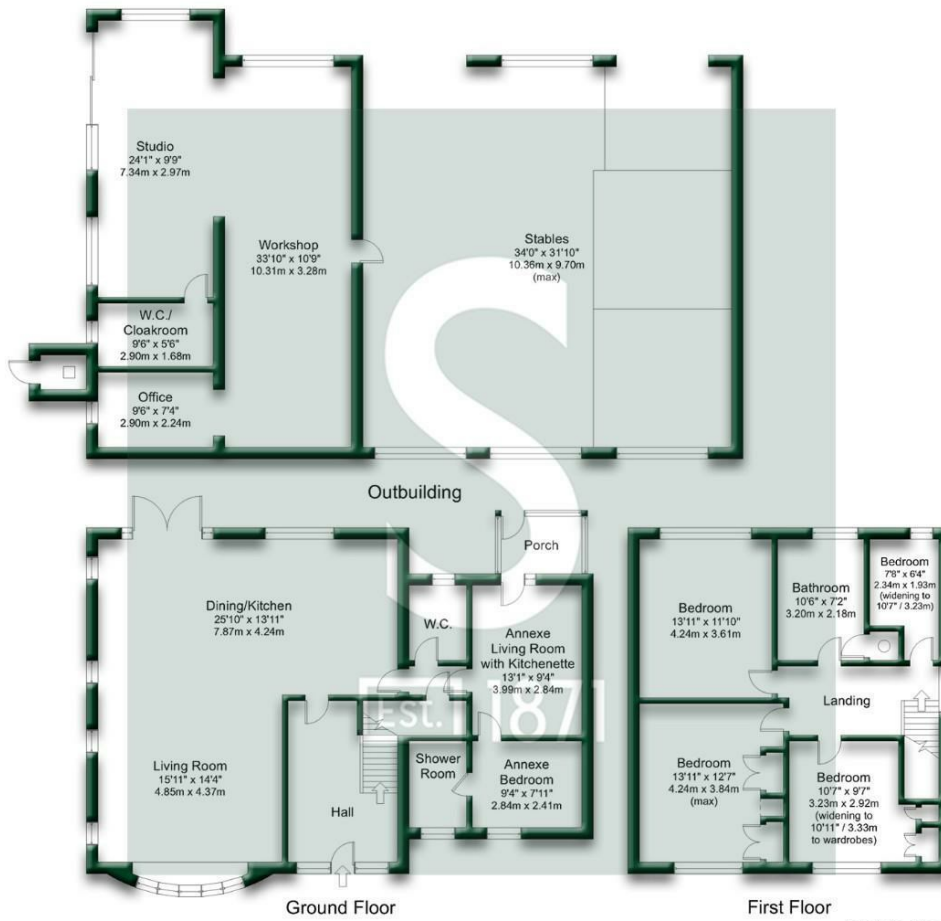


North as Proposed  
Scale 1:100

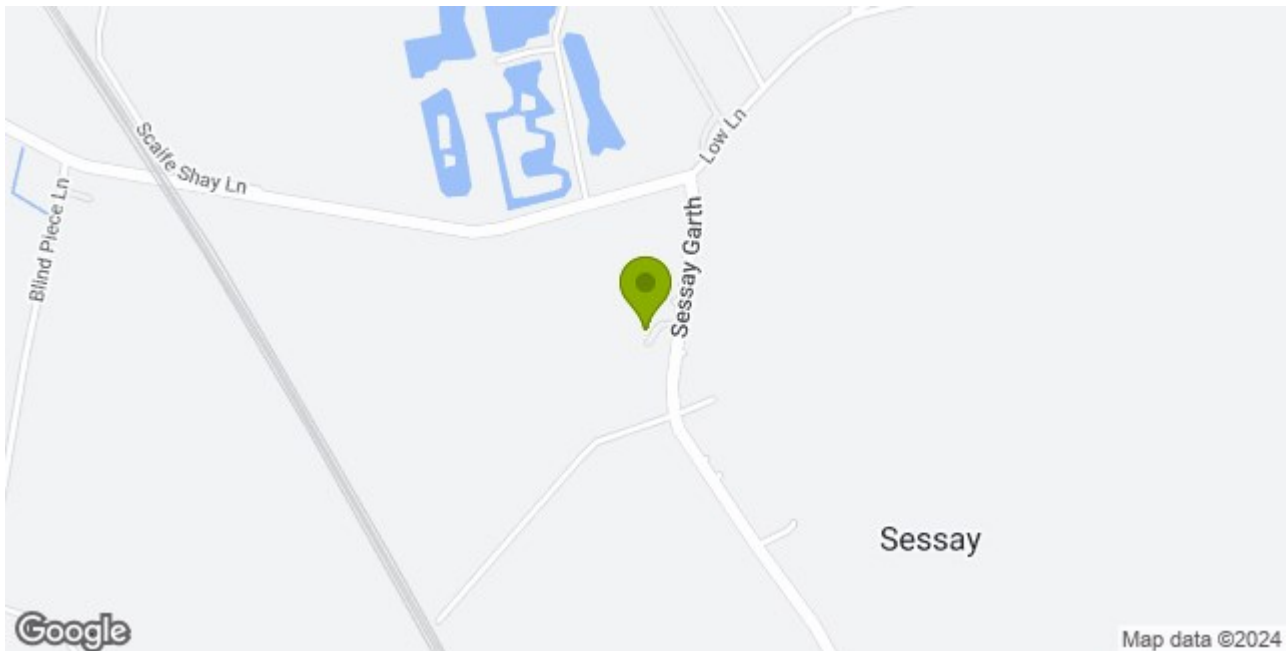


South as Proposed  
Scale 1:100

**2017 Planning Permission - Now Lapsed**



Gross internal floor area excluding Outbuilding & Porch (approx.): 166.4 sq m (1,792 sq ft) For illustrative purposes only. Not to Scale. Copyright © Apex Plans.



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