



## Sessay, Thirsk Guide Price £725,000

A characterful 18th Century cottage featuring 4 reception rooms, stunning dining kitchen and boot room, 4 bedrooms, 2 bathrooms, extensive parking and a range of "ready to ride" equestrian facilities that include stables, outbuildings and approaching 6 acres of grazing land.

\*\*\* WATCH OUR TEASER REEL NOW \*\*\*

Follow Stephensons on your favourite social media platforms for exclusive video content, pre-market teasers, off market opportunities and a head start on other house hunters by getting to see many of our new listings before they appear online. Find us by searching for [stephensons1871](https://www.stephensons1871.com).



## Inside

With origins believed to date back into the 18th Century, this former village blacksmiths provides expansive ground floor living space that includes a home office, sitting room, garden room and a charming snug with wood burning stove. The stunning 25'11" (7.90m) long dining kitchen features an 11'9" (3.58m) high vaulted ceiling and a wealth of original beams to complement a farmhouse style kitchen that includes granite worktops and generous storage, oak topped central island and an electric Aga.



The ground floor also includes a versatile boot and tack room, walk-in pantry, cloakroom/wc, separate utility room and the principal bedroom with both fitted and walk-in wardrobes and a stylish en-suite shower room.

The first floor landing leads off into 3 bedrooms and a bathroom.

Other internal features of note include oil fired radiator central heating (underfloor heating in both garden room and boot room), double glazing and stripped pine period doors throughout.



## Outside

The cottage style front garden is mainly laid to lawn and a gated driveway runs alongside the lawned rear garden and leads to a generous parking area and a range of outbuildings. The equestrian facilities include 4 brick built stables, 2 timber built stables, a 60m x 20m rubber chipped schooling arena and 4 paddocks. In total the property stands in approximately 5.97 acres with additional gated access into the largest paddock of 3.29 acres off Old Cricket Field Lane.

## Services

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

## Energy Efficiency

This property's current energy rating is E (50) and has the potential to be improved to an EPC of B (88).

## Council Tax & Postcode

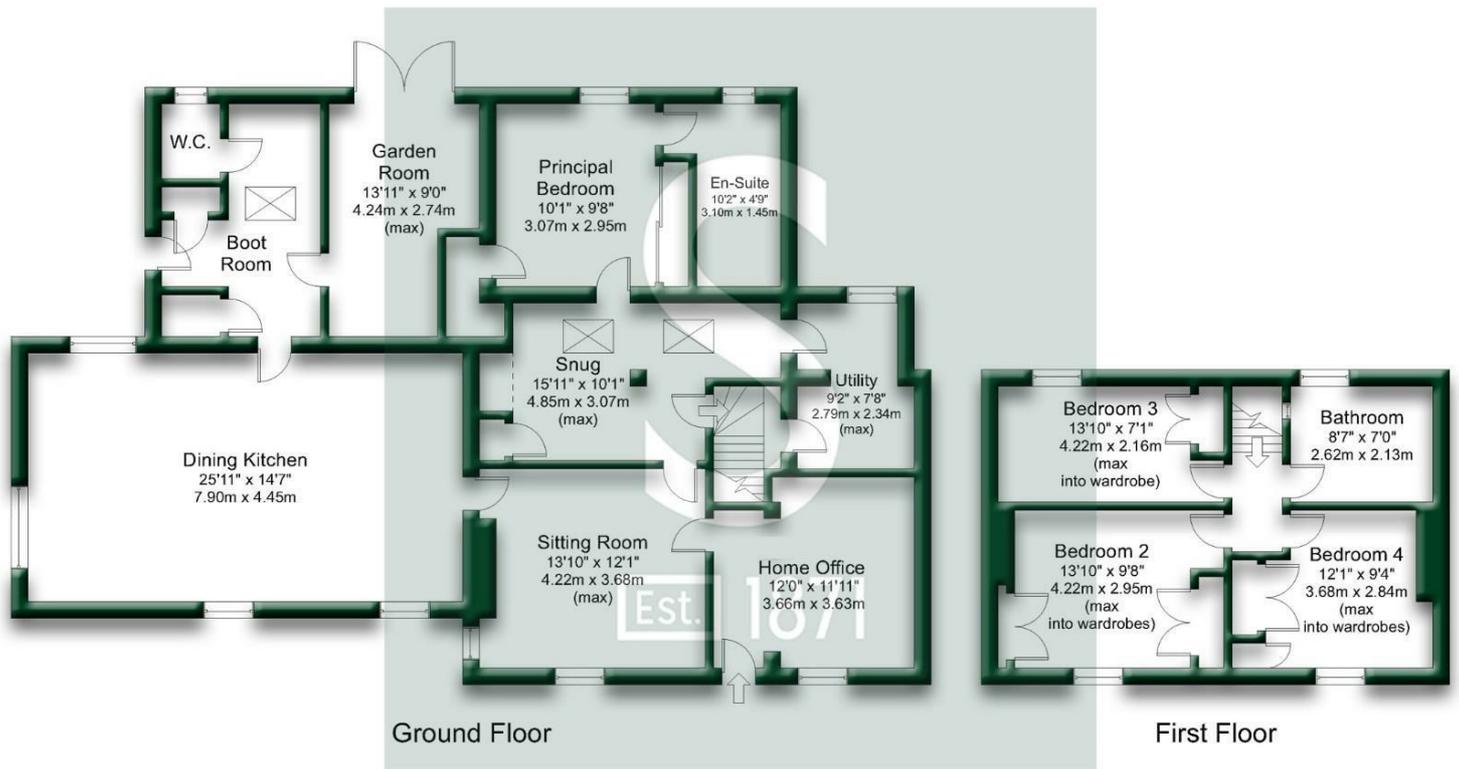
This property sits within North Yorkshire Council and is in the tax band of F. The postcode for the property is YO7 3BE.



## Tenure

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





Gross internal floor area (approx.): 177.9 sq m (1,915 sq ft)

Not to Scale. Copyright © Apex Plans.  
For illustrative purposes only.



**Stephensons**

York	01904 625533
Knarborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

**Partners**

- J F Stephenson MA (cantab) FRICS FAAV
- I E Reynolds BSc (Est Man) FRICS
- R E F Stephenson BSc (Est Man) MRICS FAAV
- N J C Kay BA (Hons) pg dip MRICS
- O J Newby MNAEA
- J E Reynolds BA (Hons) MRICS
- R L Cordingley BSc FRICS FAAV
- J C Drewniak BA (Hons)

**Associates**

N Lawrence

