



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.

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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

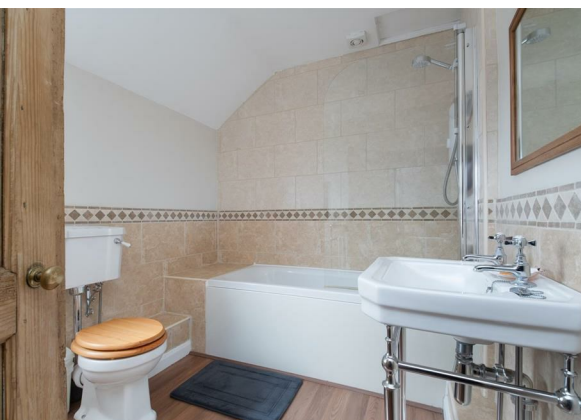
We have been advised by the vendor that all main services are connected to the property with the exception of mains gas.

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

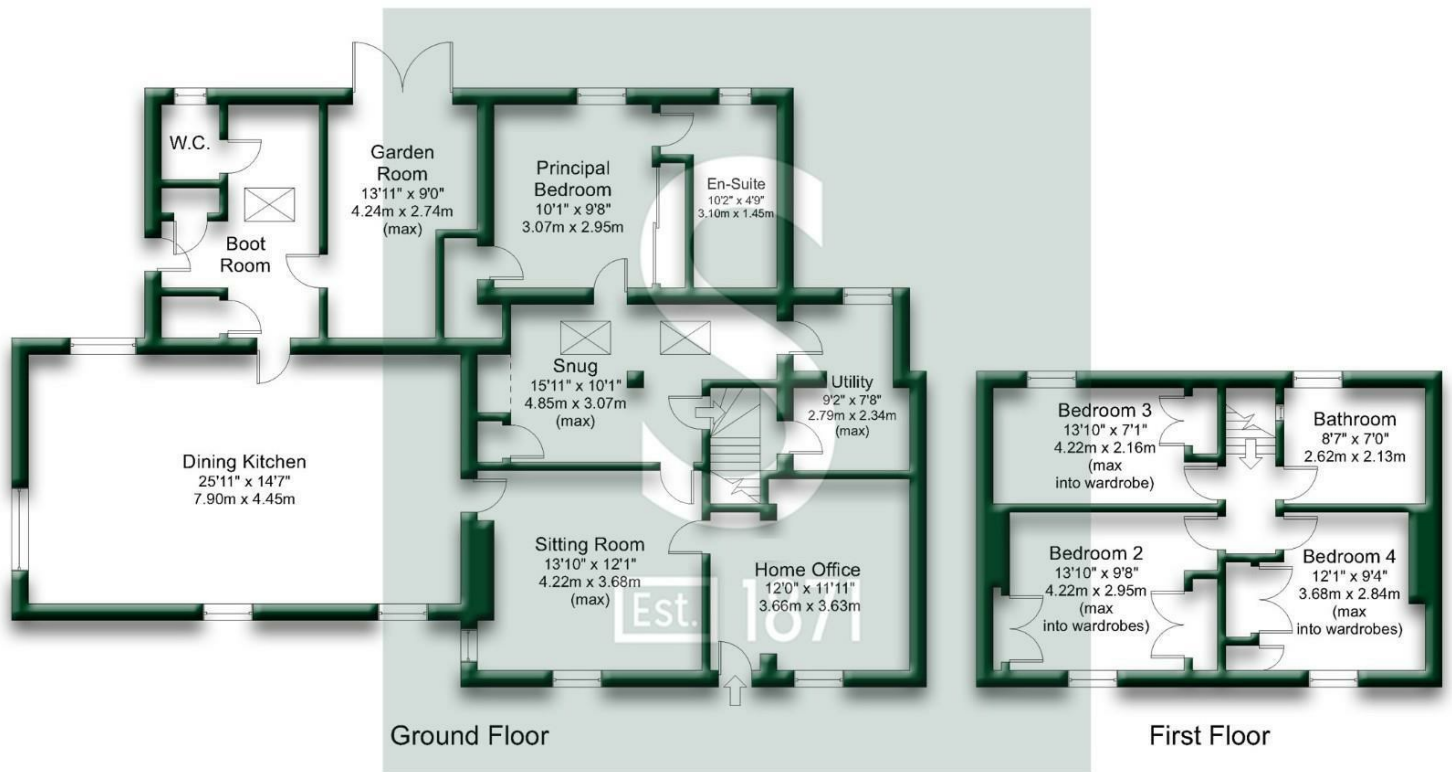
This property sits within North Yorkshire Council and is in the tax band of F. The postcode for the property is YO7 3BE.



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)

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