



## SUNNYCROFT THIRN

RIPON, HG4 4AU

**£380,000**  
**FREEHOLD**

A superb opportunity to put your own stamp onto a characterful three bedroom semi detached home located in the idyllic village of Thirn close to Bedale and Masham. The property benefits from a private position, excellent gardens and views to the rear, plus off street parking and a large garage. This great home is offered for sale with no onward chain and viewing is highly recommended.

**NORMAN F. BROWN**

Est. 1967

# SUNNYCROFT THIRN

- Character Three Bed Semi Detached • Large Gardens • Lovely Views To The Rear • Private Position Within A Popular Village • Large Garage & Off Street Parking • Spacious Rooms & Great Layout • Close To Bedale & Masham • No Onward Chain • Enquire Today For Your Personal Viewing • Video Tour Available



## Description

This great home is nestled away in a private position off the main street through the village. The property is approached down a long driveway providing off street parking and past a lovely lawned front garden with flower bed borders, mature shrubs and an apple tree.

The house opens into an entrance porch with double glazed windows looking out to the front garden. The vestibule opens into a spacious dining hallway with a log burning stove set into an inglenook fireplace with a tiled hearth. Off the dining hall is a cosy sitting room which has exposed beams and an open fire place with a cast iron surround having a tiled inset and hearth and two windows looking out to the front. An inner hallway to the rear has the stairs to the first floor and a walk in pantry style cupboard providing excellent storage. There is also a study area and downstairs shower room which comprises of a step in shower with double sliding doors and an electric shower plus a wash basin and push flush W.C set into a vanity unit.

The dining kitchen is also neatly positioned off the dining hallway and comprises of a range of wall and base units with a work surface over having a tiled splashback and a one and a half bowl sink. There is a 4 ring (bottled) gas hob with an extractor hood over and an electric oven and grill plus an integrated dishwasher, fridge and freezer with space for a

washing machine too. There is room for a four person dining table and chairs making it a nice space for entertaining or for family time and a door opening out into the rear garden.

There are lovely views to the rear from the landing which opens into the three bedrooms all with exposed beams and the house bathroom. Bedroom one is an excellent double with fitted wardrobes and a lovely outlook over the front garden. Bedroom two is another great double and also has the lovely outlook over the front garden aswell as an ornamental cast iron fireplace. Bedroom three is a really good single bedroom situated to the rear and has lovely views over the rear garden and the open fields beyond. The house bathroom has a panelled bath with a shower over and a wash basin and push flush W.C set into a vanity unit.

Outside to the rear is a large lawned garden with flower bed borders, a circular paved seating area, ideal for entertaining and all enclosed by fenced and walled boundaries. The rear garden also has an excellent veg patch with a greenhouse as well as a workshop with lighting and power, a garden shed and bottled gas and log stores. The garden also has a door into another workshop to the rear of the garage which has a built in sink and a door though to the garage which has an electric door, lighting ad power and a boiler room for further storage.

### General Notes

Viewing - by appointment with Norman F. Brown.

Local Authority – North Yorkshire Council

Tel: (01609) 779977

Council Tax Band – E

Tenure – We are advised by the vendor that the property is Freehold

The Central Heating System is Oil Fired. The oil tank is to the front of the house with a fenced screen.

### Location

Thirn is located approximately 3 miles from Bedale and 3.4 miles from Masham. Bedale itself is a market town and civil parish in the district of Hambleton, North Yorkshire. Listed in the Domesday Book as part of Catterick wapentake, markets have been held in the town since 1251 and the regular Tuesday market still takes place today. The nearest village school is in Thornton Watlass and Bedale has a range of schooling opportunities for children up to the age of 16 years and also boasts a leisure centre with a swimming pool and gym, a football club, golf club and being the gateway to the Yorkshire Dales, there are plenty of scenic walks and country pursuits close by too. Thirn has excellent road links including the new bypass around Bedale, and Junctions 50 & 51 of the

A1M provide access to the national motorway network. Other transport links close by are the main line railway station in Northallerton, Durham Tees Valley and Leeds Bradford airports are both within an hour's drive away.

## SUNNYCROFT THIRN





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>81</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>46</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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