



High Grange House, South Lane | Thornton le Dale YO18 7QU

BoultonCooper

BC  
Est. 1801





## High Grange House

High Grange House is a superb imposing detached stone built family home occupying a splendid site situated at the top of South Lane in this picturesque village of Thornton le Dale set in the beautiful North York Moors National Park.

The immaculately presented accommodation which is deceptively spacious and well planned lies on two floors and comprises reception hallway with open staircase, elegant sitting room leading to conservatory, dining room/snug, large fully fitted breakfast kitchen, cloakroom, utility room, double bedroom with en suite shower room on the ground floor with good sized landing providing a sitting area, master bedroom with en suite shower room, two further double bedrooms and luxury family bathroom on the first floor.

(The accommodation could adapt to have a separate annex if any purchaser so wished).

Externally the gardens have been designed by the present owners to be totally private with laurel hedges and comprise lawned areas with trees, cottage style garden area with mature borders containing roses and other shrubs, further lawned area with borders, two sitting areas one with access from the conservatory and the other to the rear; a gravelled driveway which provides parking and turning leads to a double garage which has light and power.

Thornton-le-Dale is a beautiful village offering a good range of local amenities and recreational facilities.

**Guide Price £750,000**

### Covered entrance

Giving access to entrance half glazed entrance door which leads into:

### Reception Hallway

Beautifully light and airy with wooden flooring, central heating radiator, attractive open staircase to the first floor with polished handrail and spindles with understair storage cupboard.

Double doors leading to sitting room and also double doors opening into the dining room. Ceiling rose and coving to ceiling.

### Cloakroom

Having wash hand basin set in vanity unit with cupboards and incorporating low flush w.c., double glazed window, tiled flooring, heated towel rail, partial wall tiling.

### Elegant Sitting Room

With feature fireplace having wooden surround, marble effect back and hearth, coal effect gas fire, three central heating radiators, two ceiling roses and coving to ceiling. Double glazed bay window to the front elevation, double glazed windows to the rear and side elevations, double door leading through to Conservatory/Sun Room.

### Conservatory/Sun Room

Having wooden flooring, double glazed windows overlooking the garden, glass roof and double doors leading to outside. (This is presently used as dining room.)

### Dining Room or Snug/Study

Wooden flooring, serving hatch, coving to ceiling, two ceiling roses, double glazed bay window to the front elevation and two central heating radiators. (This is presently used as a snug).

### Bespoke Breakfast Kitchen

Housing an extensive range of high quality wooden units comprising: 1 1/2 bowl drainer sink unit with mixer tap over set within work surfaces numerous wall and base units incorporating deep pan drawers and further drawer compartments, display cabinets, corner unit, built in eye level double oven, four ring hob with extractor over, integrated fridge and dishwasher, central heating radiator, tiled flooring and spot lighting.

### Utility Room

Comprising single drainer sink unit, wall mounted boiler, wall and base units incorporating drawer compartments with tiled splash backs, spot lighting, tiled flooring, plumbing for automatic washing machine, space for american style fridge freezer, space for dryer. Doors leading to rear garden and driveway.

### Ground Floor Guest Suite

Guest room with seating area, together with skylight double glazed window, central heating radiator, laminate flooring,



### Luxury En Suite

Comprising double shower cubicle with shower unit and shower rose, vanity unit with inset wash hand basin and cupboards below, rolled edge work surfaces and low flush w.c., roof light, extractor fan, tiled walls, chrome heated towel rail.

### Spacious Galleried Landing

Which could be utilised as a library or study area with double glazed window to the front elevation having views, access to roof space having loft ladder leading to loft room with two double glazed velux windows.

### Master Bedroom

Housing a range of good quality fitted furniture comprising fitted wardrobes, drawer compartments together with bedside cabinets. Double glazed window to the front elevation, central heating radiator.

### Luxury En Suite

Comprising shower cubicle with shower unit, having wall boarding, vanity unit with inset wash hand basin and cupboards below, rolled edge work surfacing, low flush w.c., partial wall tiling, heated towel rail and double glazed window.

### Bedroom Three

Double glazed window to the front and side elevations and central heating radiator.

### Bedroom Four

With double glazed window to the side elevation, central heating radiator.

### Luxury Family Bathroom

Comprising panelled bath with shower attachment, vanity unit with inset wash hand basin, rolled edge work surface and cupboard below, low flush w.c., built in cupboard, partial wall tiling and double glazed window.

### Outside

Double gates lead through to block paved and gravelled driveway providing turning and parking area together with a series of fruit trees; giving access to larger than average DOUBLE GARAGE with wooden doors. Additional work shop area having light and power. The delightful gardens have been designed to provide seclusion and comprise lawned area with trees, flagged sitting area leading from the conservatory, cottage style garden area with borders containing mature roses and shrubs, further lawned area with border, orchard area with fruit trees and further flagged sitting area/sun terrace to the rear of the property.

### Services

Mains electricity, gas, water and drainage.







**VIEWING**

Strictly By Appointment with the agents.

**COUNCIL TAX BAND**

G

**ENERGY PERFORMANCE RATING**

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	78
(55-68) <b>D</b>		
(39-54) <b>E</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	





# High Grange House South Lane | Thornton le Dale



Total area: approx. 231.9 sq. metres (2496.3 sq. feet)  
**High Grange House, Thornton Le Dale**

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

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