



## Throstle House, Swineherd Lane | Kirkbymoorside

Throstle House is an individual detached property offering unusually laid out accommodation over upper and ground floor levels situated on the south facing plot overlooking the surrounding countryside of Kirkbymoorside. The accommodation comprises on the upper ground level; dining room, living room, kitchen and cloakroom with three bedrooms

and shower room on the lower ground level. Externally there is an attached double garage and good sized gardens bordering the surrounding countryside. Throstle House lies to the Eastern edge of the market town of Kirkbymoorside where a good range of local amenities and recreational facilities can be found.



**Guide Price £375,000**



# Throstle House Swineherd Lane | Kirkbymoorside



## Entrance Lobby

9'8" x 6'2" (2.95m x 1.88m)

double radiator, staircase leading to the lower and upper ground levels, personnel sliding door to the adjoining garage.

## Upper Ground Level

### Dining Room

10'7" x 11'7" (3.23m x 3.53m)

South facing. uPVC double glazed window to the south, single radiator.

### Cloakroom

5'5" x 5'2" (1.65m x 1.57m)

comprising w.c., and wash hand basin; opaque uPVC double glazed window to the front, two radiators.

### Living Room

13'5" x 16'3" (4.09m x 4.95m)

Dual aspect windows to the rear and south elevations gas fire on tiled hearth with stone surround and timber mantelpiece, radiator.

## Kitchen

16'4" x 8'3" (4.98m x 2.51m)

Range of fitted base and wall mounted units, display cabinets, integral appliances to include double hot point oven and grill with AEG 4 ring hob, 1.5 bowl stainless steel sink unit and drainer, uPVC double glazed windows to the south and east elevations, radiator, loft hatch, glazed door from hall.

## Lower Ground Level

### Hallway

11'5" x 3'0" plus 10'2" x 3'0" (3.48m x 0.91m plus 3.10m x 0.91m)

Composite external door to the south elevation, built in airing cupboard.

### Bedroom One

16'3" x 8'4" (4.95m x 2.54m)

uPVC double glazed windows to the south and east elevations, radiators, fitted wardrobe, cupboard and chest of drawers.







### Bedroom Two

9'8" x 7'0" (2.95m x 2.13m)

uPVC double glazed window to south, fitted desk and shelving, radiator.

### Bedroom Three

12'0" x 10'9" plus recess 6'5" x 5'3" (3.66m x 3.28m plus recess 1.96m x 1.60m)

Twin uPVC double glazed windows to the south, fitted wardrobe into alcove and chest of drawers, radiator.

### Shower Room

12'0" x 4'8" overall (3.66m x 1.42m overall)

With suite comprising shower cubicle with sliding doors, low flush w.c, pedestal wash hand basin, bidet, heated towel rail, fully tiled walls, shaver point, opaque glazed window to the north elevation, tiled flooring and heated towel rail.

From the entrance there is a sliding door to:

### Adjoining Garage

16'10" x 18'0" plus 7'8" x 5'1" (5.13m x 5.49m plus 2.34m x 1.55m)

Double roller shutter doors to the front, electric power and lighting. Worcester gas fired central heating boiler; loft hatch.

### Outside

The property is approached via a private driveway with landscaped gardens to the front. To the rear, patio gardens and lawned gardens beyond with gravelled sections. Paved lower section with pond and bounded to the east elevation with evergreen hedgerows. To the side there are gravelled areas with greenhouse and two sheds.

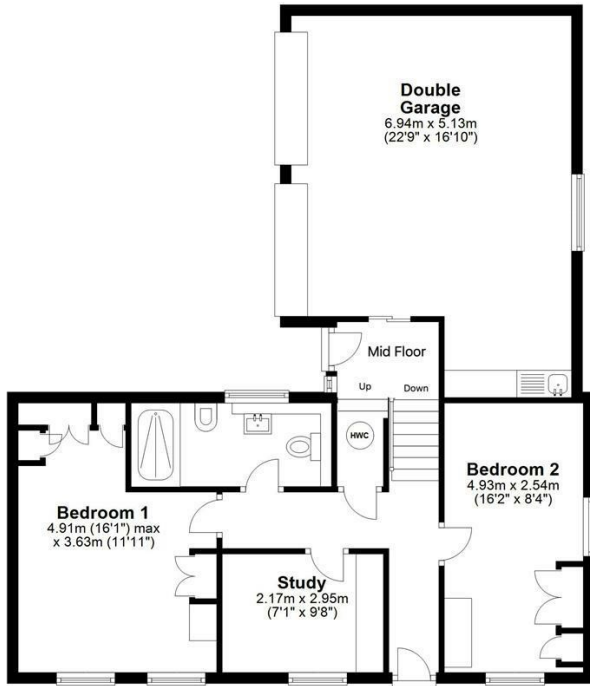
### Services

Gas, electricity, water and drainage.

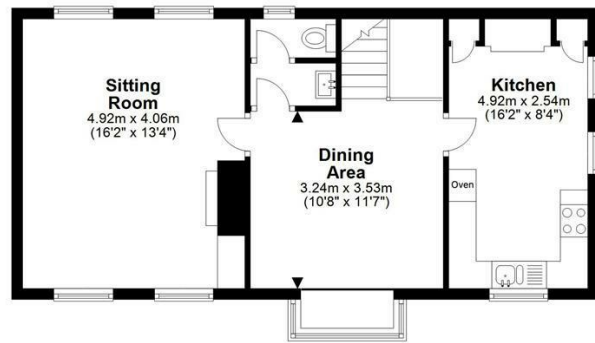


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**Ground Floor**  
Approx. 85.9 sq. metres (924.7 sq. feet)



**First Floor**  
Approx. 51.5 sq. metres (554.8 sq. feet)



Total area: approx. 137.4 sq. metres (1479.5 sq. feet)  
**Throstle House, Kirkbymoorside**

## VIEWING

By telephone appointment with the Agents, Pickering office. Tel: 01751 472724.

## COUNCIL TAX BAND

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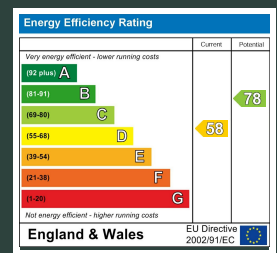
## ENERGY PERFORMANCE RATING

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**BC**  
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