



Cedar House

3 Endican Lane, Thornton Le Moor, Northallerton, DL7 9FB

youngsRPS 

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Thornton Le Moor
Northallerton
DL7 9FB

Guide Price: £650,000

A rare opportunity to purchase this 5 bedroom detached home located in the sought after village of Thornton Le Moor. The versatile accommodation includes a superb kitchen/family room, three further reception rooms, master bedroom with ensuite, double garage, extensive parking and gardens to front and rear.

- Five Bedroom Detached Family Home
- Sought after village location
- Field views to the rear
- Fabulous Kitchen/Family Room & Three Further Reception Rooms
- Master Bedroom with Ensuite

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Northallerton 01609 773004





An entrance hallway with ceramic flooring welcomes you into this charming house with feature radiator, under stairs cupboard and useful downstairs WC. The spacious living room boasts a multi fuel stove and two windows to the front. Double doors lead into a generous dining room with French doors to the rear garden. To the rear of the property is a fantastic kitchen/family room comprising light grey wall and base units, granite worktops, 5 burner induction hob with extractor over and Belfast sink. There is space for a freestanding American style fridge freezer, integrated double oven and dishwasher. A generous kitchen island houses further cupboard units, 2 burner induction hob and a stainless steel sink. The family room boasts an electric fire and impressive, individually designed, Treske media unit with shelving, cupboards and hidden space for a large television. There is ample room for a dining table and chairs as well as a seating area. The integral double garage can be accessed via a door from the kitchen and enjoys a utility space to the rear comprising cream gloss wall and floor units, laminate worktops, plumbing for a washing machine, space for the tumble drier and also houses the oil central heating boiler installed in 2022. French doors from the family room lead into a bright and spacious conservatory with pitched roof and further French doors to the rear garden. An oak framed staircase with glass balustrade leads upstairs where there are five well-proportioned bedrooms. The master bedroom has built- in double wardrobe and en- suite shower



room with Villeroy & Boch bathroom fittings including a large enclosure, wash hand basin with vanity unit below and WC. The house bathroom services the remaining bedrooms and comprises a deep fill jacuzzi bath, double shower enclosure, wash hand basin with vanity unit below and WC. Externally the rear garden is laid mainly to lawn and enclosed in timber fencing and hedging. The property is located on a quiet culdesac with a field to the rear allowing peaceful surroundings. There is an attractive paved patio and raised timber decked area, perfect for entertaining. The oil tank, installed in 2023, is located in the rear garden. To the front there is a lawned area, enclosed in hedging. A generous resin driveway affords off street parking for several vehicles and leads to the integral double garage with up and over doors, electric power and light.

LOCATION Thornton le Moor is a sought after village within easy reach of the A19 trunk road & both Northallerton & Thirsk which both have mainline train stations. The village itself has a strong community spirit & whilst the nearby village of South Otterington has a well-regarded primary school & a pub.

CHARGES North Yorkshire Council Tax Band G.

TENURE The property is Freehold.



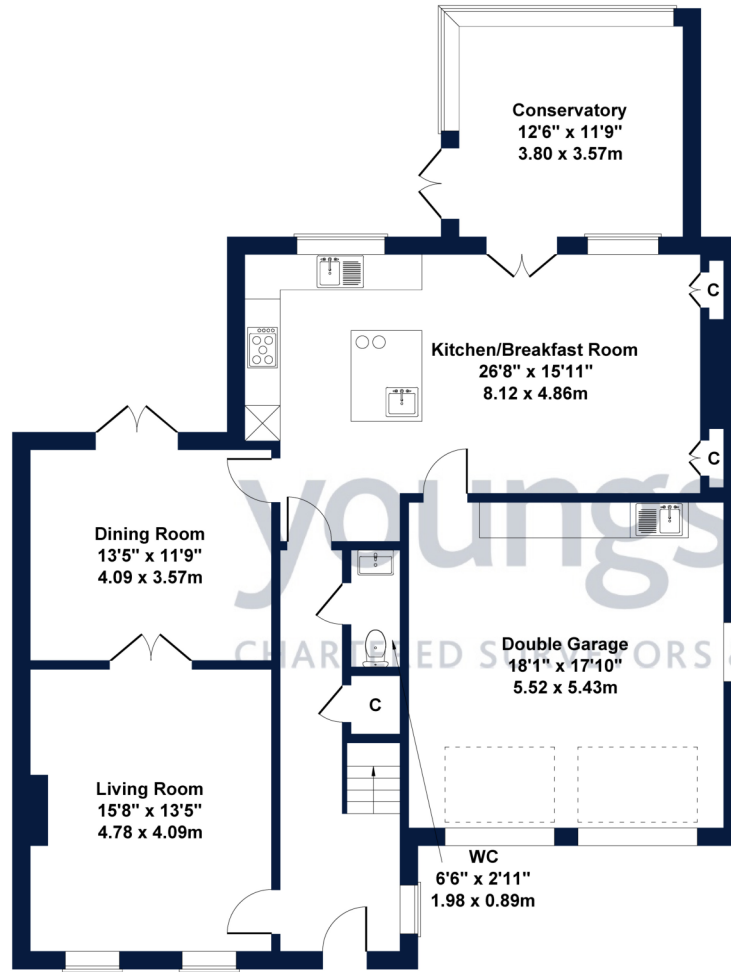
SERVICES Mains electricity, water drainage are connected. Oil-fired central heating. Solar panels to the roof and are owned outright by the current vendors.

VIEWINGS Viewings are strictly by appointment. Please contact the agent on 01609 773004.

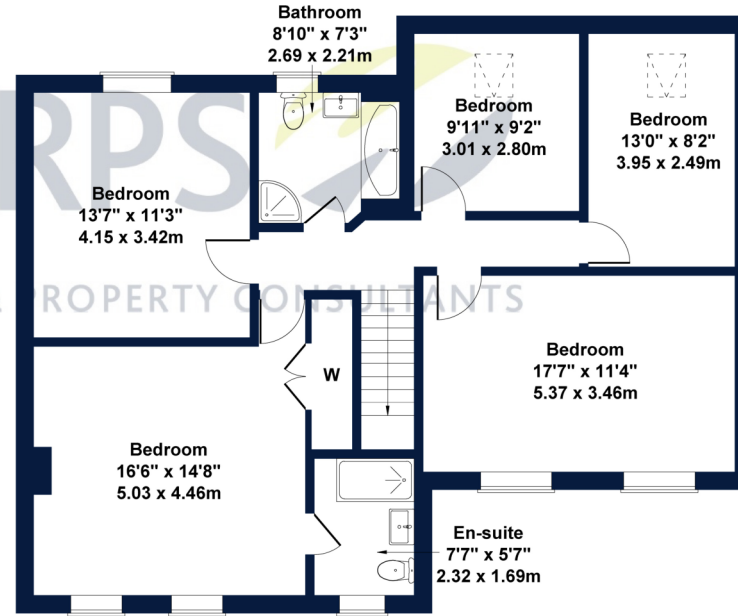
AGENT'S NOTES Free Market Appraisal - We will be pleased to provide unbiased and professional advice, without obligation, on the marketing and current value of your present home.



Approximate Gross Internal Area
2422 sq ft - 225 sq m



GROUND FLOOR



FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



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