



Kirby House, Cold Kirby
Thirsk, North Yorkshire, YO7 2HL

A BEAUTIFUL GRADE II LISTED PERIOD COTTAGE WITH STABLING & 3.5 ACRES APPROX

- Detached Cottage Full of Character
- Three Bedrooms
- Equestrian Stables and 3.27 Acre Paddock
- Off Road Parking
- Garage & workshop
- Rural Yet Accessible Location
- Views Over Open Countryside
- Offers in Excess of £600,000

SITUATION

Old Byland 2 miles. Rievaulx 4 miles. Thirlby 6 miles. Thirsk 8 miles. A19 8 miles. Helmsley 10 miles. Northallerton 16 miles. York 27 miles. Harrogate 31 miles. A1 (M) interchange 18 miles. (all distances are approx.).

Kirby House stands well in the village of Cold Kirby, North Yorkshire. The property is in reasonable proximity from the popular market towns of Thirsk and Helmsley which offer a wide range of services and amenities. Cold Kirby offers easy links to the A1(M) interchange and A19 bringing centres such as Leeds, Harrogate and York into a reasonable commuting distance.

DESCRIPTION

The property offers a fantastic opportunity to purchase a charming detached cottage with three bedrooms, which has a wealth of traditional features together with outbuildings, stables and a 3.27 acre paddock approx.

Internally, the property has been well maintained. However, it would benefit from some modernisation providing any potential purchaser a "blank canvas" to create a beautiful family home.

The accommodation is entered into by a useful entrance hall/boot room which then leads into the Kitchen. This



has been fitted with a range of traditional pine units and a Rayburn oven, which is fuelled by calor gas. The original stone flags are featured throughout the ground floor.

A large inner hall then leads to the snug and living room which has retained many period features with timber beams and a large fireplace with a stone surround. Off the living room is a good-sized dining room with views over the front south facing garden. A family bathroom is also on the ground floor which is fitted with a bath, wc and wash basin

The first floor leads onto three bedrooms, the principal which benefits from an ensuite including a shower together with a wc and wash basin. There is a further double room and a single. There is also a study mezzanine area.

Externally, the property is set in a 3.5-acre plot this includes an attractive front and rear garden with a lawn and patio area. The property is also complemented by its equestrian facilities which are made up of a set of three timber stables, tack room and a separate stone barn. Adjacent to the property there is a 3.27-acre paddock. There is also a double garage and workshop with ample parking to the rear.

GENERAL REMARKS & STIPULATIONS

VIEWING

Strictly by Appointment with Robin Jessop Ltd – Telephone 01969 622800 or 01677 425950.

OFFERS

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.

MONEY LAUNDERING REGULATIONS

Please note that if you are the successful purchaser it is now a legal requirement for you to provide 2 forms of ID. This will need to be provided personally in our office where we can take copies of both this and proof of funds, which we also require to comply with Money Laundering Regulations.



METHOD OF SALE

The property is initially being offered for sale by Private Treaty. However, we reserve the right to conclude the sale by any other means at our discretion.

WHAT3WORDS

/////clubbing.turned.bloomers

BOUNDARIES

The boundaries of the property are shown edged red on the plan within this brochure.

TENURE

Freehold with vacant possession.

FIXTURES & FITTINGS

Only those fixtures and fittings described within this brochure are included in the sale.

LISTING

The property is Grade II Listed.

COUNCIL TAX

Band F.

SERVICES

Electric Storage Heating System. Mains Water. Shared Septic Tank.



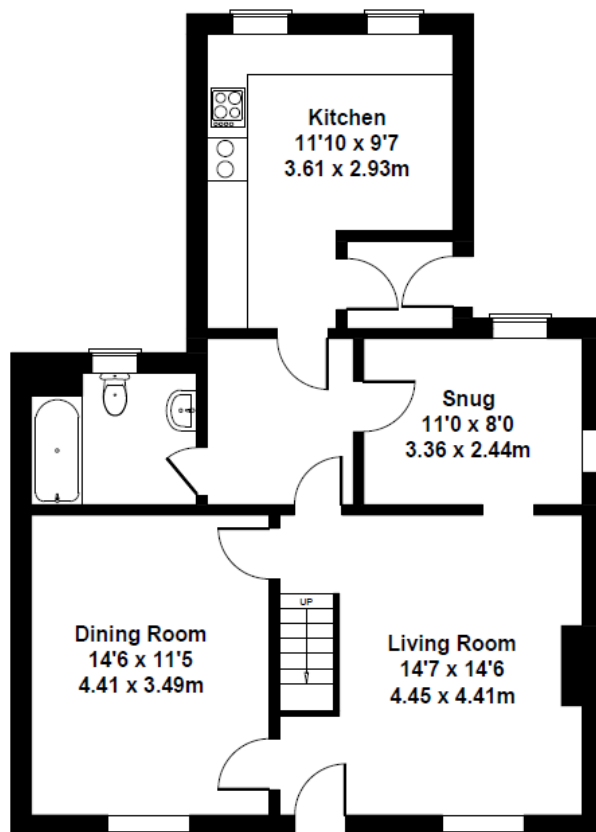
Kirby House, Cold Kirby, Thirsk, YO7 2HL

Approximate gross internal area

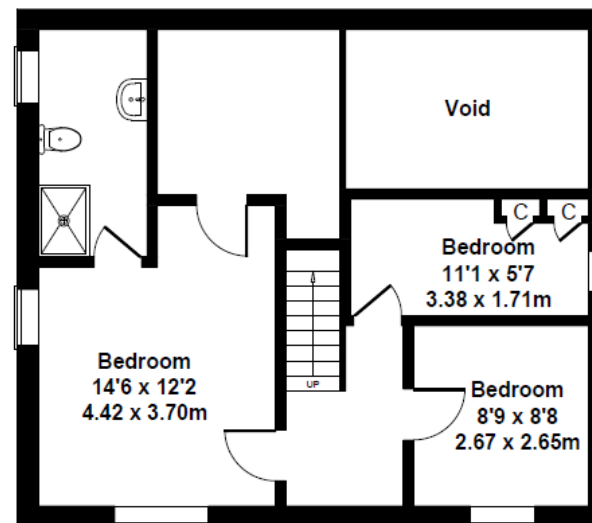
129 sq m - 1281 sq ft

(Excluding Void)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | 22 F | |
| 1-20 | G | | |



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

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