



BELVOIR!

The Collection

Pear Tree House, Asenby



A beautiful period property, rich in history, lovingly updated for modern living

Built around 1830 for the then Doctor of the village, Pear Tree House stands proudly on this corner plot in the quaint village of Asenby.

With four double bedrooms, two bathrooms, fully enclosed private garden and double garage this stunning family home is in a great location for transport links while having the benefits of quiet village life.

The Location

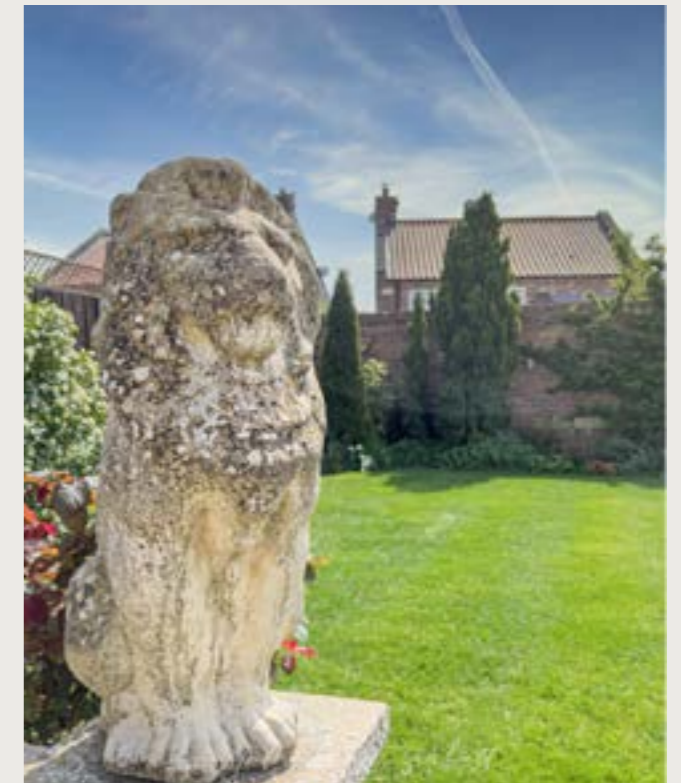
Asenby is a village and civil parish in the Harrogate district of North Yorkshire, England, with a population of 285 (2001 census), increasing to 311 at the 2011 census. The village is about 5 miles (8 km) south-west of Thirsk and 7 miles (11 km) east of Ripon. It is 12 miles (19 km) south of the County Town of Northallerton on the south bank of the River Swale.

The Village of Asenby is mentioned in the doomsday book, but local archaeological digs have shown human settlement before the viking invasion meaning there has been a village for over 1000 years!

Now Asenby is the home of the Crab and Lobster and in a great location for local schools including Cundall and Queen Mary's Schools.

Outside

The property sits on a large plot. the front and rear gardens are currently separated by gates and doors so the rear garden can be fully enclosed for children and pets. The large South East facing lawn basks in sunshine all day. There is a large patio area which is elevated and has a brick BBQ in position. A double size garage has an up and over door to the front and a wooden door to the side of the garden. There is power sockets and lights overhead.



Agents Comments

"Rarely, do we have an opportunity to present a fantastic period property, that has been so lovingly occupied for such a long period of time. Pear Tree House, once built for the Doctor of the Village has been extended to offer spacious living, with ground floor bedroom and bathroom available. The gardens are a joy and the large double garage will occupy even the most fanatical of hobbyists."



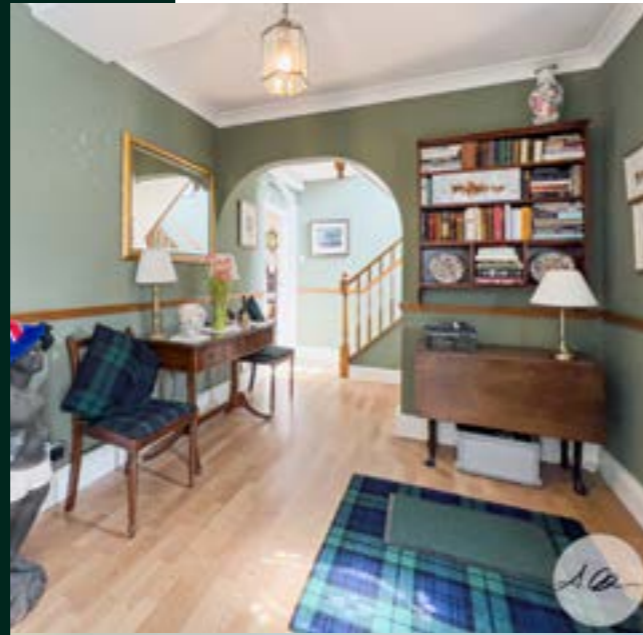
The garden is an absolute joy

Anthony Carbutt

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Entrance Hall

On entering into the property you are welcomed into this large entrance hall, offering access to all downstairs rooms and with both under stairs cupboard and loft storage. There is also a large boot room accessed from the hall.



Lounge

To the front of the property the sitting room has a fireplace, which currently has an electric stove in front of the chimney which could be used if desired. A large window over looks the front garden. Either side of the chimney breast is built in storage with bookshelves above adding a beautiful, yet functional feature.



Dining Room

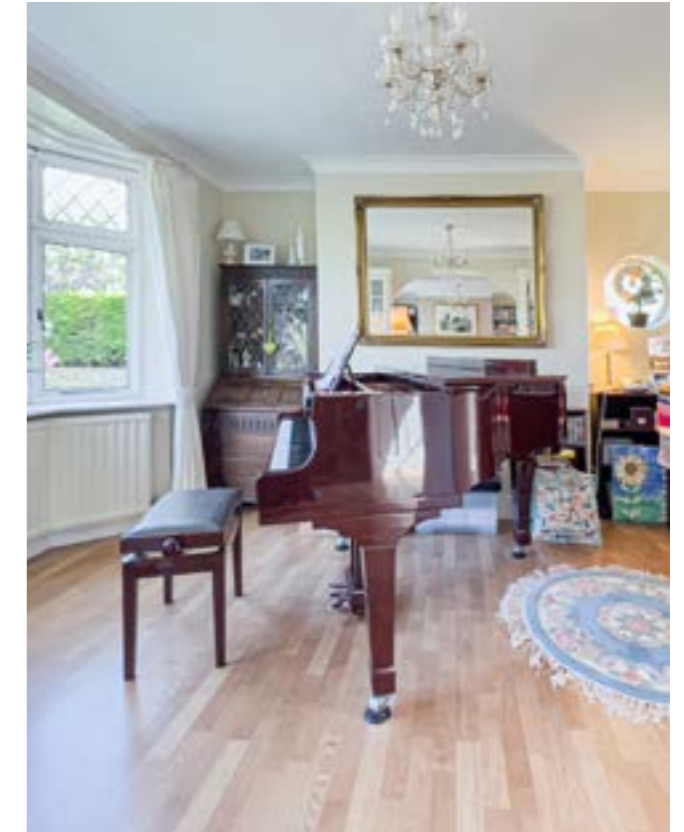
The dining room is access through an archway from the living room and offers access to the kitchen. Again large windows flood the room with natural light. There is also a circular 'porthole' window to the side of the property.



Family Space

Pear Tree House offers fantastic reception rooms that flow through archways and open areas to allow spacious living and lovely social spaces.

Natural light floods through the bay windows to the front and fill the home with a sense of warmth and comfort.





Kitchen

The kitchen diner is an extension to the original property and is a wonderful light space with triple glazed windows and French doors to the stunning garden. The fully fitted kitchen hosts a superb range of base and wall units including a large walk in pantry cupboard. Fridge, freezer, dishwasher, oven and hob are all integrated while there is space for freestanding washing machine and tumble dryer.



Master Bedroom

To the front of the property, with two windows overlooking the front garden the main bedroom has a full wall of fitted storage.



Bedroom 2

To the rear of the property, the second bedroom currently has a single bed but would comfortably hold a double, with a full wall of fitted storage. This room offers lovely views to the garden.



Bedroom 3

To the rear of the property bedroom three overlooks the front garden. Currently used as an occasional bedroom and dressing room, this bedroom would comfortably hold a double bed if required.



Family Bathroom

The house bathroom has a large corner shower unit with white bath and basin the obscure glass window is to the rear of the property.



Ground Floor Wetroom

The downstairs bathroom is a full wet room with accessible shower, the floor and walls are tiled with white tiles. A wrought iron radiator and towel rail above heat the room.



Ground Floor Bedroom

Currently used as a study the downstairs bedroom is a good size double with walk in storage and window to the front. .





*The sense of
community is so
strong*





Scan the QR code
for a video tour

Wrap around garden

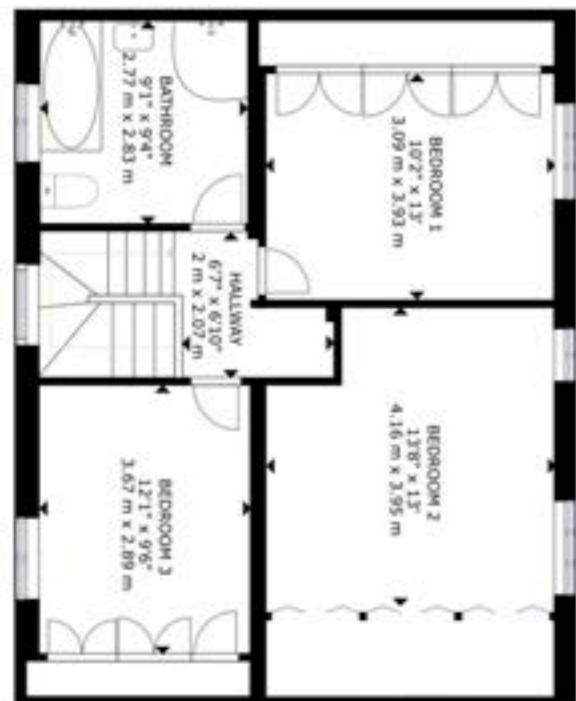
The property sits on a corner plot, with a garden that wraps around the property offering gated access to the front and rear.

The large South East facing lawn basks in sunshine all day. There is a large patio area which is elevated and has a brick BBQ in position. An external storage cupboard holds the gas boiler.

Garage

This double size garage has an up and over door to the front and a wooden door to the side of the garden. There is power sockets and lights overhead.





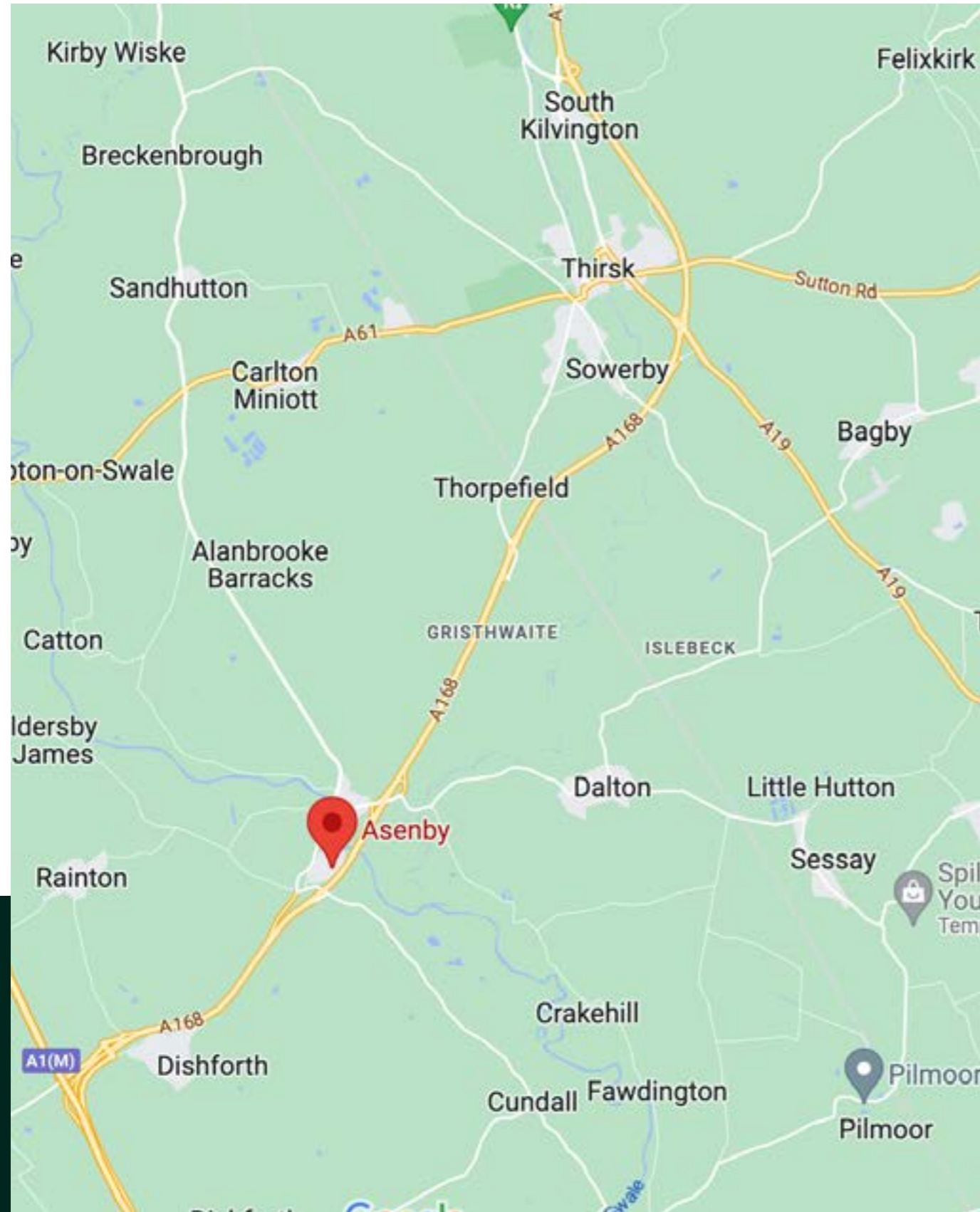
GRAND TOTAL AREA
 FLOOR 1: 984 sq ft, 90.99 sq m; FLOOR 2: 752 sq ft, 69.28 sq m
 TOTAL: 1736 sq ft, 160.27 sq m
 SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL SIZE MAY VARY



Pear Tree House stands so proudly on the corner of Cundall Road, a picturesque property



Scan the QR code to take a 3D virtual tour



Schooling

The current primary school at Topcliffe was opened in 1966. It is a Church of England and caters for mixed genders from years 1–6, and a playgroup. It has a student capacity of 114. The school is within the catchment area of Thirsk School and Sixth Form College for secondary education. The nearby Army Barracks operate a pre school and primary school. Queen Mary’s School is a private day and boarding school, with Cundall Manor a popular choice locally.

Broadband

According to Openreach’s website, Superfast fibre (up to 80Mbps) is available.
According to Ofcoms website, all major phone networks offer good coverage with O2 5G coming in on top.

Services

Heating and hot water are mains gas powered.
There are thermostatically controlled radiators throughout the property.
The property benefits from mains water and waste services.

Council Tax

Local authority & Council tax band E.

*A superb family home
in a wonderful Village*



- Built circa 1830s
- Over 1600sq ft of internal space
- Double Garage
- Fantastic Extended Kitchen
- Ground Floor bedroom and Wetroom

Contact us

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*Book your
viewing today*

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