



BELVOIR!

The Collection

2 Churchill Mews, Dalton, Thirsk



*Open plan, modern living
in a Village setting with
excellent transport links*

Churchill Mews is a small development of properties built by Newspan in 2019. Sitting at the back of the village of Dalton the size of this property must be seen to be believed.

Ground floor living could be accommodated with the downstairs bathrooms and bedrooms.

Set over two floors the versatile living space is complemented by the large living, dining and sitting area at the rear of the property with bifold doors into the beautifully appointed rear garden.

The Location

Dalton is a thriving Village sitting approximately four miles from Thirsk along the a168 with fantastic links to the A19 and A1(M).

The Village has a pub which serves food and drink along with plans to reopen a second.

The Village Hall hosts a busy schedule of activities as well as pop up cafes and events.

Churchill Mews was created in 2019 over two phases of builds.

Outside

The property sits on a corner plot, thus has a larger garden to the rear which is immaculately presented. With some concrete hard standing and storage shed to the side of the property, with log store, greenhouse and raised beds currently used for growing vegetables. The patio stretches along the back of the house and the garden basks in sunshine all summer long. The garden is filled with spring bulbs, perennial plants and roses and clematis in the herbaceous borders giving colour throughout the spring, summer and autumn months.



Inside

The nature of Churchill Mews is such that the Developers have tailored each property to its own buyers instruction. This ensures that whilst the homes look uniformed on the exterior, each boasts a great sense of individuality once you enter.

Entrance Hall

On entering into the property you are welcomed into this large, spacious hall giving you the first idea of the size on offer. The solid American white oak staircase offers access to the first floor and all ground floor rooms are accessed from the hall.

Lounge

The lounge has large windows to the front and side elevations of the property. A log burning stove sits on a stone hearth beneath an oak beam offering a stunning feature. The room is spacious and light whilst remaining welcoming.

Dining Room

The hub of the home, a great place to entertain. A spacious dining area is offered with a tremendous open aspect through to the kitchen and family room.

The floor is finished with wood effect, ceramic tiles and the area is flooded with natural light from the fantastic bifold doors and exquisite atrium style roof lantern.



Family Room

A beautiful place to sit and enjoy the gardens. Light is showered into the room via the large windows, bifold doors and sky lantern. The area is carpeted to ensure this is a space to enjoy in all seasons.





Kitchen

The fully fitted kitchen has cashmere coloured base and wall units under a granite effect worktop. A double oven and five ring gas hob are integrated along with dishwasher and microwave all of which are NEFF, built into the base units there is also a wine cooler.

The floor is finished with wood effect Ceramic floor tiles which provide a great, long lasting covering.

Utility Room

Set off from the kitchen is the utility room, finished to the same high standards as the kitchen and providing separation for the white goods. Access is granted through to the garden, ideal for muddy paws.

Master Bedroom

To the front of the house, the master bedroom is flooded with light through the large window.

This tastefully decorated bedroom, with contrasting feature wall, comfortably accommodates a king-sized bed with ample space for bedside cabinets, a chest of drawers and an ottoman or crib to the foot of the bed.



Bedroom 2

To the front of the property the second bedroom has a large window to the front and side elevation. This bedroom offers exceptional space.



Bedroom 3

To the rear of the property bedroom three overlooks the 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 is fitted with a jacuzzi style bath, with an enclosed shower cubicle with rain fall head and basin set into a vanity unit with illuminated sense touch mirrored cabinet. A velux window offers natural light.



Ground Floor Bathroom

The downstairs shower room is tiled with large tiles and has a large rainfall shower head within the shower unit, a basin set into a large vanity unit, an illuminated sense touch mirror cabinet and WC



En Suite

The ensuite shower room has a double size cubicle with rainfall head. finished with a heated chrome towel rail and illuminated sense touch mirror cabinet.





*The neighbours
are lovely*





Scan the QR code
for a video tour

Wrap around garden

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Garage

This large double garage has an electric roller door operated from inside or via remote. the garage has power and lighting and eaves storage. The garage also has a door to the side for access to and from the garden.





FLOOR 2



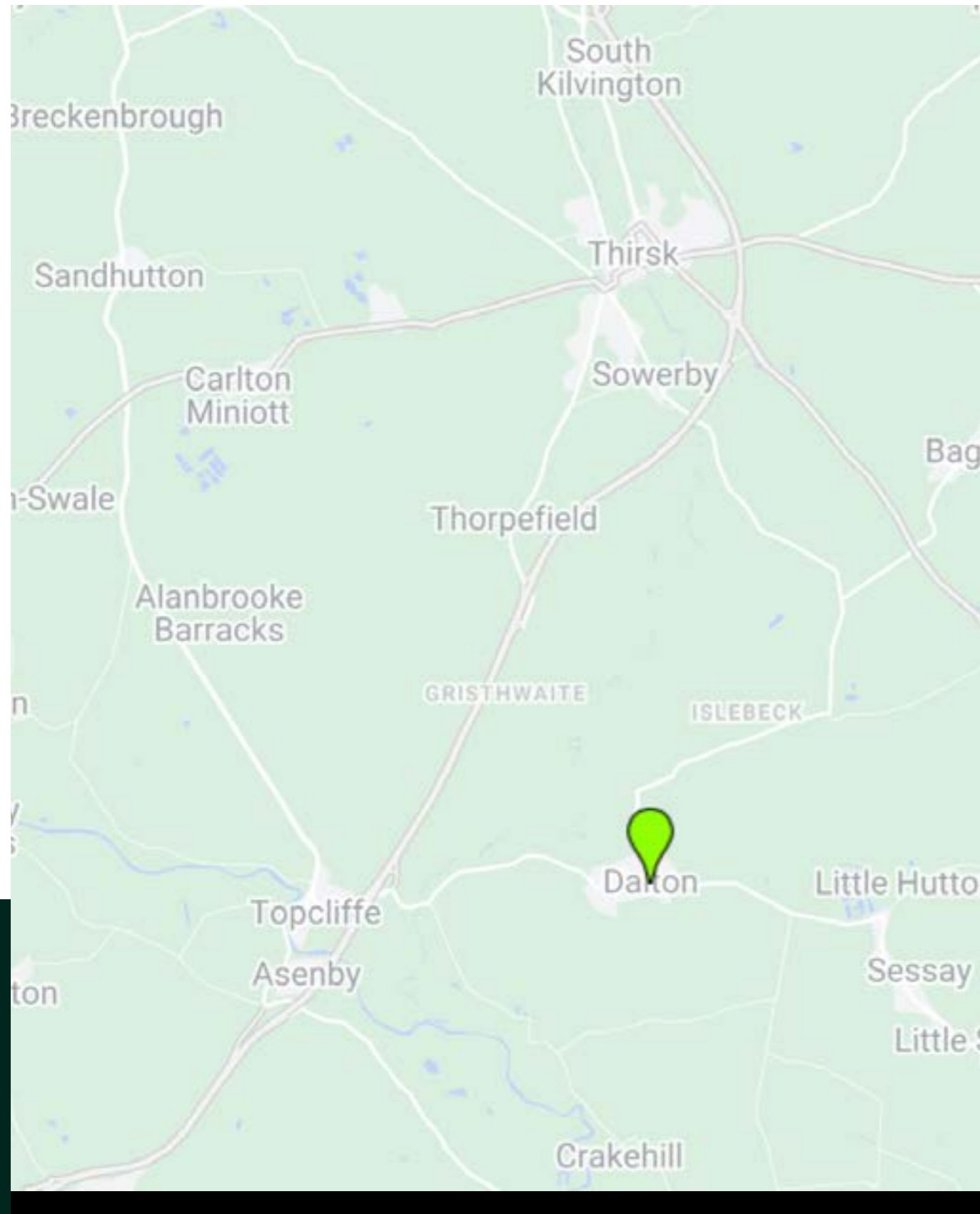
FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1: 1478 sq. ft, 137 m², FLOOR 2: 1080 sq. ft, 100 m²
 EXCLUDED AREAS: , GARAGE: 347 sq. ft, 32 m²
 PATIO: 222 sq. ft, 21 m², REDUCED HEADROOM BELOW 1.5M: 154 sq. ft, 14 m²
 TOTAL: 2558 sq. ft, 238 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

People go 'Wow' when they walk in. From outside, you have no idea of the space on offer inside



Scan the QR code to take a 3D virtual tour



Schooling

Currently, there are ten schools with a three-mile radius of Dalton, such as Topcliffe-pre school playgroup which is 1.7 miles (2.7 km) away.

Primary schools include Cundall Manor Preparatory School, Sessay Church of England Voluntary Controlled Primary School and Queen Mary's School

Secondary schools include Cundall Manor, Queen Marys and Thirsk Secondary and Sixth Form.

Services

Heating and hot water are LPG powered with a sunken tank in the garden.

There are thermostatically controlled radiators throughout the property.

Hot water is always available and has good pressure thanks to the combi boiler and 300 litre unvented

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 EE 5G coming in on top.

Council Tax

Local authority & Council tax band F.



A superb property offering incredible space



- 2019 Build by Newspand Developments
- 2600sq ft of internal space
- Double Garage
- Fantastic Open Plan Living Kitchen
- Spacious Lounge with Log Burning Stove

Contact us

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*Book your
viewing today*

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