



PARK HOUSE

Balk, Thirsk, North Yorkshire YO7 2AJ

Park House, a stunning Grade II listed farmhouse located in the tranquil rural village of Balk, situated on the fringes of the breath-taking North Yorkshire Moors National Park.

With over 3,300 sq.ft. of flexible living space arranged over three floors, this beautiful family home offers a harmonious blend of classic Georgian proportions and contemporary conveniences, ideally suited for modern family living.

Upon entering the property through the reception hall, you are greeted by the timeless elegance of the ground floor accommodation.





The elegantly proportioned drawing room boasts a captivating feature fireplace, while the adjacent formal dining room showcases exposed beams, an inviting open fireplace, working shutters, and beautiful wood flooring.



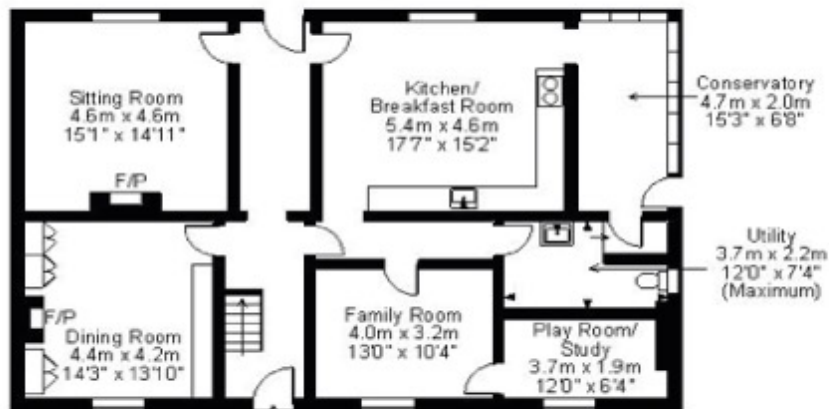
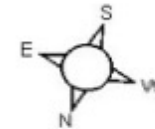


The heart of the home lies within the spacious farmhouse kitchen, equipped with a range of fitted oak units and an Aga stove. This central space seamlessly connects to the conservatory and the delightful side garden.

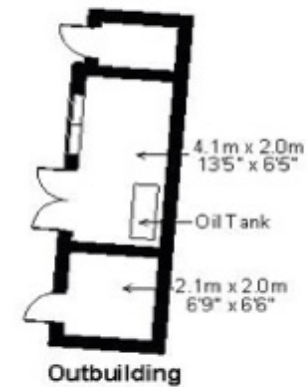
Completing the ground floor is a comfortable and cosy sitting room and a versatile playroom/study, ideal for working from home.



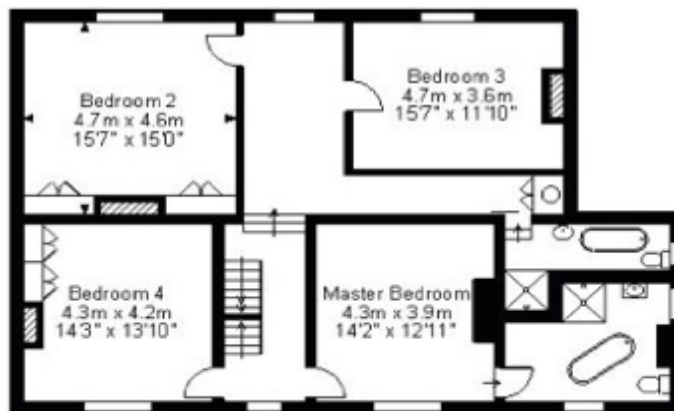
Park House, Balk, Thirsk
Approximate Gross Internal Area
Main House = 3,343 sq ft / 311 sq m
Outbuilding = 160 sq ft / 15 sq m
Total = 3,503 sq ft / 326 sq m



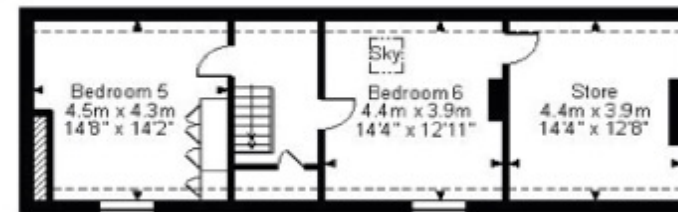
Ground Floor



Outbuilding



First Floor



Second Floor

The first floor rises from the beautiful curved staircase to the first floor, where the principal bedroom awaits, complete with fitted wardrobes and adjoining, luxurious en-suite bathroom with free standing roll top bath.

Three additional generously proportioned double bedrooms and a well-appointed house bathroom can also be found on this level, providing ample space for family and guests.

Continuing upward to the second floor, you will discover two further double bedrooms, together with a convenient store room.



The property has been decorated and styled throughout in a calming neutral pallet, perfectly showcasing the period architecture.

Early inspection of this fabulous home is highly recommended.

Ground Floor

Reception hall
Drawing room
Formal dining room
Breakfast kitchen
Conservatory
Family room
Study / Playroom
Utility room
Cloakroom

First Floor

Spacious Landing
Principal bedroom en-suite bathroom
Generous guest bedroom
Two further double bedrooms
House bathroom

Second Floor

Two further bedrooms
Store

EXTERIOR

Private parking
Side and Rear gardens
Decorative Pond
Dining Terrace
Garden stores



Park House boasts private and mature walled gardens, enveloping the property in natural beauty.

The well-tended lawns create a peaceful ambiance, complemented by a spacious terrace, perfect for al fresco dining and entertaining family and friends.

Enhancing the charm of the outdoor space is a decorative pond and well stocked herbaceous and shrub borders.

A large gravelled area provides off-street parking, and a collection of brick-built outbuildings and stores offer versatile storage solutions.

This stunning property combines historic allure with modern comforts, providing a truly exceptional living experience.





Nestled within the picturesque North Yorkshire Moors National Park, the tranquil village of Balk offers an idyllic countryside setting. Residents of Park House will find themselves immersed in the beauty of nature while still enjoying convenient access to a range of amenities and attractions. Just over a mile away is the neighbouring village of Bagby, home to The Greyhound Inn, a friendly village pub and restaurant, where locals gather to enjoy a relaxing drink or indulge in delicious meals prepared with locally sourced ingredients.



Just a short drive from Balk, you'll find the market town of Thirsk, renowned for its charming blend of history, culture, and amenities. Thirsk offers a wider range of shops, supermarkets, cafes, and restaurants, ensuring that all your everyday needs are easily met. The town is also home to the renowned Thirsk Racecourse, where horse racing enthusiasts can enjoy thrilling race days and special events throughout the year.

For those seeking outdoor adventures, the North Yorkshire Moors National Park is a treasure trove of natural wonders. Avid hikers, cyclists, and nature enthusiasts will be delighted by the vast network of walking trails and cycling routes that wind their way through the stunning moorland, enchanting woodlands, and scenic valleys. The park is also home to an abundance of wildlife, making it a haven for birdwatchers and nature photographers.

Balk's convenient location also ensures excellent transport links. The A170 road provides easy access to major nearby towns and cities, while the nearby Thirsk railway station offers regular train services to major destinations across the country.

In summary, the village of Balk offers a harmonious and rural tranquility. Residents of Park House can relish the peace and beauty of the North Yorkshire Moors National Park while enjoying the close-knit community and easy access to local shops, dining establishments, and outdoor activities.

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Method of Sale: The house is offered for sale by private treaty; however the Agents reserve the right to conclude negotiations by any other means at their discretion.

Services: Mains electricity, water and private drainage. Oil fired central heating.

Fixtures and Fittings: All items normally designated as fixtures and fittings are specifically excluded from the sale unless they are mentioned in the particulars of sale.

Covenants, Easements, Rights of Way: The property will be sold subject to all covenants, easements and rights of way whether specifically mentioned in these particulars or not.

Energy Performance Certificate: The Mews House rating F. Full copy of the energy performance certificate is available upon request.

Tenure and Possession: The property is offered for sale freehold with vacant possession upon completion.

Mileages: A19 3 miles, Thirsk 3.5 miles, York 21 miles, Harrogate 26 miles. All mileages are approximate.



Buchanan Mitchell

Buchanan Mitchell Ltd Chartered Surveyors & Estate Agents
5 Foundry Yard New Row Boroughbridge York YO51 9AX
01423 360055 | Info@buchananmitchell.com
www.buchananmitchell.com

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