



Skelwith Granary Tholthorpe

York, YO61 1SN

£550,000



ORIGINALLY FORMING PART OF AN 1800'S GRANARY BARN AND REIMAGINED THROUGH A COMPLETE REBUILD IN 2024, THIS EXCEPTIONAL VILLAGE HOME COMBINES PERIOD CHARACTER WITH CONTEMPORARY DESIGN. CONSTRUCTED TO AN EXACTING STANDARD AND ENHANCED BY A WEALTH OF CAREFULLY CONSIDERED UPGRADES, THE PROPERTY DELIVERS STYLISH, ENERGY-EFFICIENT ACCOMMODATION PERFECTLY SUITED TO MODERN LIVING. SET WITHIN BEAUTIFULLY WALLED LANDSCAPED GARDENS AND COMPLEMENTED BY PARKING AND A DOUBLE GARAGE

Mileages – York 11 miles | Easingwold 4 miles | Boroughbridge 9 miles (All distances approximate)

Reception Lobby, Utility/Laundry Room, Cloakroom/WC, Kitchen/Breakfast Room, Sitting/Dining Room

First Floor Split Landing, Principal Bedroom with Luxury Ensuite Shower Room, Bedroom Two with Ensuite Bathroom

Double Garage, Driveway Parking, Landscaped Rear Garden, Solar Battery Storage, CCTV & Alarm System

A sturdy composite ENTRANCE DOOR, set beneath an original exposed timber joist retained as a subtle reminder of this homes origins and opens into a welcoming RECEPTION LOBBY with tiled flooring benefitting from underfloor heating. A fitted storage cupboard provides useful shelving together with hanging space for coats and shoe storage. A door leads through to:

A beautifully appointed UTILITY/LAUNDRY ROOM, fitted with Silestone work surfaces and matching upstands, plumbing for laundry appliance and full size dishwasher, drying rail above and additional cupboard storage. The tiled flooring continues throughout, whilst an oak pocket door reveals:

A stylish contemporary CLOAKROOM/WC, appointed with a wall mounted wash hand basin featuring a charcoal mixer tap, concealed cistern WC and attractive horizontal timber effect panelling creating a modern aesthetic.

From the reception lobby the tiled flooring adjoins oak flooring which continues through to the KITCHEN/BREAKFAST ROOM. Comprehensively upgraded and finished to an exacting standard, the kitchen is fitted with an extensive range of shaker style wall and base units complemented by Silestone work surfaces and full matching inset mid range . Integrated appliances include a Neff five ring induction hob with concealed extractor above, Neff Hide & Slide oven, fitted refrigerator and separate freezer. A stainless steel sink with brushed bronze mixer tap with instant Proboil hot water. A large window overlooks the attractive front garden.

To the centre of the room, an island provides additional preparation space and storage, with the Silestone work surface extending to create a practical breakfast bar.

A central striking oak and glazed staircase rises to the first floor whilst the oak flooring flows into the impressive SITTING/DINING ROOM. This generous reception space enjoys windows overlooking the front gardens together with composite French doors opening directly from the sitting room onto the side and front entertaining terrace.

The DINING AREA blends effortlessly with the sitting space, creating an excellent social environment, whilst useful understairs storage and a further shelved cupboard provide practical everyday storage.

The oak and glazed staircase rises to a split-level FIRST FLOOR LANDING with doors leading to:

The superb PRINCIPAL BEDROOM, enjoying delightful countryside and field views through a central high rear window. Bespoke fitted wardrobes flank the window and provide extensive shelving and hanging space, whilst a further composite window overlooks the front elevation.

An oak pocket door slides open to reveal the luxurious ENSUITE SHOWER ROOM, fitted with a generous walk-in shower incorporating a charcoal rainfall shower head and separate handheld attachment. Illuminated recessed shelving, floating vanity unit with black mixer tap and gloss fronted drawers, concealed cistern WC, contemporary black heated towel rail and attractive subway style tiling combine to create a real quality finish. Motion activated LED lighting further enhances the room along with underfloor heating.

BEDROOM TWO is another double bedroom and benefits from an extensive fitted wardrobe arrangement incorporating shelving, hanging rails and integrated drawers. Dual windows overlook the front elevation. space to the





side for a study/ office. Adjacent lies a useful AIRING CUPBOARD, housing the pressurised hot water cylinder together with fitted shelf.

A pocket door opens into the luxurious ENSUITE BATHROOM, fitted with a panel bath featuring black mixer taps and a thermostatically controlled rainfall shower with separate handheld attachment. Illuminated recessed shelving, vanity wash basin, floating WC, contemporary black heated towel rail and stylish subway tiling continue the exceptional standard found throughout the property. Motion activated lighting and LED feature illumination complete the space along with under floor heating.

Outside, the property is approached via a gravelled driveway with attractive brick-set parking areas providing off-street parking. Slate chipped borders and feature stone steps create an impressive approach, whilst useful storage is cleverly incorporated beneath the decorative entrance steps.

To the other side, a further brick-set driveway provides additional parking and leads to the DOUBLE GARAGE (23ft 6 x 22ft 10), fitted with twin electric composite up-and-over folding doors, power and lighting. The garage also houses the property's solar battery system and benefits from a loft hatch with drop-down ladder providing valuable additional storage within the roof void.

A gated side pathway to the side of the property and rear offers practical storage space including designated bin storage and hardstanding areas.

A timber gate opens into the beautifully landscaped REAR GARDEN, where a stone pathway broadens into a generous L-shaped entertaining terrace positioned and accessed directly from the sitting room French doors. External power points and strategically positioned down lighting further enhance the outdoor environment.

The garden itself has been thoughtfully upgraded, designed and carefully maintained, enclosed by attractive curved brick walling and planted with establishing box hedging, roses, lavender and deep well-stocked borders. A shaped lawn sits centrally, framed by maturing shrubs, climbers and flowering plants, creating a delightful and private setting with year-round interest. To one side, a further gated storage area provides additional practicality.

Of particular note is the property's exceptional environmental performance. Rebuilt in 2024, the home incorporates triple glazing, underfloor heating throughout the entire ground floor, an air source heat pump, solar panels with 4.8kW battery storage and a substantial 800 litre rainwater harvesting system. Combined with the balance of the builder's warranty and approximately £45,000 of carefully selected upgrades and enhancements, the result is a highly efficient, low-maintenance home constructed to an exacting standard and ready for modern living.

LOCATION – Tholthorpe lies approximately 11 miles north-west of York, a charming rural village centred around an attractive green and pond. The village offers a traditional public house and active village hall supporting a range of local clubs and community events. More extensive amenities can be found in the nearby market town of Easingwold, approximately 4 miles away. Tholthorpe is regarded as a highly desirable village location, offering a balance of rural character and accessibility.

Postcode: YO61 1SN

Tenure: Freehold

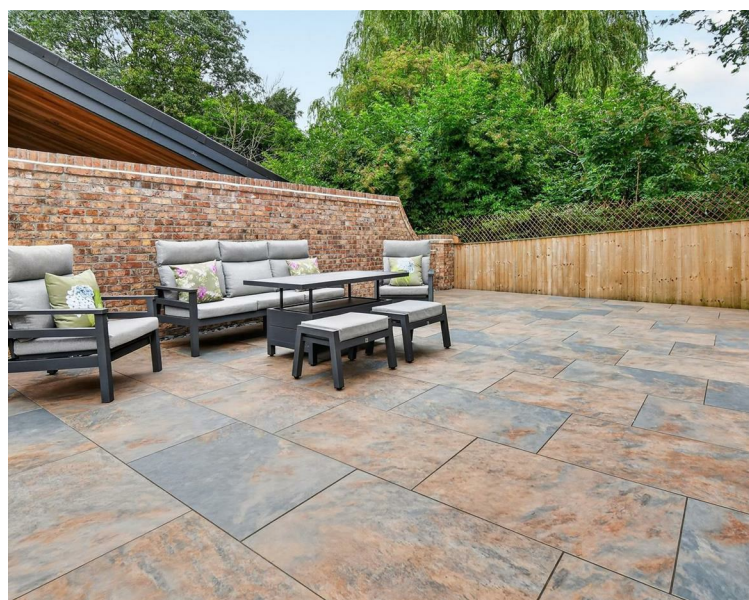
Council Tax Band: D

Services - Mains water, electricity, drainage, solar panels with battery and an air source heat pump, 5,800 litre rainwater harvesting system which service the facilities

Directions - From our Easingwold office, proceed north along Long Street and continue onto York Road (A19). After approximately 3 miles, turn left signposted Tholthorpe. Continue into the village turning right by the duck pond continue to the end of the Main Street where the property can be found on the right hand side identified by the Churchill for sale sign.

VIEWINGS: Strictly by prior appointment through the selling agents, Churchills of Easingwold Tel: 01347 822800, Email: easingwold@churchillsyork.com

Agents Notes: - To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct identity checks on all customers involved in the sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details.



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	99	100+
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.