

## SILVER BIRCHES NORTH BACK LANE, TERRINGTON



**A striking, contemporary village house with excellent eco credentials, offering beautifully appointed accommodation of around 2,250sq.ft with four double bedrooms, attractive gardens, ample parking & lovely views in a sought-after location.**

Entrance hall, open-plan kitchen/dining/living space, utility room, galleried landing, four double bedrooms, two shower rooms (one en-suite) & house bathroom. SIPs construction with high levels of insulation. Double-glazing. Vent Axia ventilation system. Oil-fired central heating (underfloor throughout the ground floor). Attractive gardens, balcony, covered terrace, ample parking & good views.

### GUIDE PRICE £795,000

## **DESCRIPTION**

Silver Birches is a striking contemporary home offering spacious accommodation, which is flooded with natural light and enjoys a private setting on the edge of this sought-after Howardian Hills village.

Constructed with energy efficiency in mind, using modern SIPs technology, the property has been thoughtfully designed to offer excellent energy efficiency, superior levels of insulation, and year-round comfort. It combines modern performance with a superb layout and highly versatile layout, which has been designed to capitalise on the flow of natural light throughout the day.

Silver Birches benefits from oil-fired central heating, which is underfloor throughout the ground floor, windows are double-glazed and there is solar hot water system. Another notable feature within the house is the Vent-Axia ventilation system, designed to enhance indoor air quality and improve energy efficiency. By continuously circulating fresh, filtered air while reducing excess moisture and condensation, the system helps create a healthier and more comfortable living environment.

At the centre of the house is an impressive double height hall, with a statement staircase to one side, leading to a galleried landing, but the heart of the home is a stunning, 34ft open-plan dining/kitchen/living space with electric AGA and direct access onto the garden and a west-facing covered terrace. The overall living accommodation totals approximately 2,250sq.ft and also includes a utility room, a total of four double bedrooms (two downstairs), two shower rooms (one en-suite) and a house bathroom upstairs. One of the first-floor bedrooms could easily be used as an additional reception room and opens onto a covered balcony with west-facing views. For anyone with mobility issues, the property enjoys step-free access, a disabled access shower room as well as two of the bedrooms being on the ground floor.

Outside there are attractively landscaped gardens, which enjoy an excellent level of privacy and year-round colour and interest. There is an abundance of gravelled parking, and a recent pre-planning application indicates that there should be no issue in obtaining consent for a double garage, if needed.

With its inviting atmosphere, quality craftsmanship, and emphasis on sustainable living, this is a property which is perfectly suited to those seeking both character and contemporary convenience in a desirable countryside setting.

## **LOCATION**

Terrington is a beautiful and sought-after, conservation village located within the Howardian Hills National Landscape. As its name suggests, North Back Lane runs along the northern side of the main village street, and Silver Birches, can be easily identified by our 'For Sale' board. Terrington benefits from an excellent village shop, doctor's surgery, village school, private prep school, and a modern village hall with wide range of activities. Despite its rural feel, the village is within easy striking distance of Malton, York and the A64 trunk road.



## **ACCOMMODATION**

### **ENTRANCE HALL**

4.7m x 4.1m (max) (15'5" x 13'5")

Staircase to the first floor, with oak treads and bannister, and custom-made wrought iron balustrade. Understairs cupboard. Recessed spotlights. Cupboard housing the underfloor heating manifold. Casement window and Velux roof light. Tiled floor with underfloor heating.



## OPEN-PLAN DINING/KITCHEN/LIVING SPACE

10.6m x 6.3m (34'9" x 20'8")

A superb, open-plan space which is flooded with light from both the south and west, and direct garden access via a set of French doors to the front and two sets of sliding doors, flanked by full-length windows, opening onto a covered terrace.

Range of kitchen cabinets with polished granite work surfaces, incorporating a three-oven electric AGA. Stainless steel sink, integrated microwave, dishwasher and recycling bins. Island unit with breakfast bar. Feature fireplace with electric fire. Coving. Two wall lights. Television point. Storage cabinet with display shelving and built-in desk. Recessed spotlights. Tiled floor with underfloor heating.



#### UTILITY ROOM

2.4m x 1.8m (7'10" x 5'11")

Range of kitchen units incorporating a stainless steel, single drainer sink unit. Automatic washing machine point. Space for a tumble dryer. Oil-fired central heating boiler. Door to the rear. Tiled floor with underfloor heating.

#### BEDROOM ONE

4.0m x 3.6m (min) (13'1" x 11'10")

Fitted wardrobe. Coving. Recessed spotlights. Television point. Casement windows to two sides. Underfloor heating.



#### SHOWER ROOM (with disabled access)

2.4m x 2.1m (7'10" x 6'11")

White suite comprising walk-in shower cubicle, wash basin and low flush WC. Recessed spotlights. Casement window. Fully tiled walls. Tiled floor with underfloor heating. Heated towel rail.



#### EN-SUITE SHOWER ROOM

2.6m x 1.8m (8'6" x 5'11")

Villeroy & Boch white suite comprising walk-in shower cubicle, wash basin and low flush WC. Recessed spotlights. Electric shaver point. Casement window. Fully tiled walls. Tiled floor with underfloor heating. Heated towel rail.



#### BEDROOM TWO

5.0m x 3.5m (16'5" x 11'6")

Fitted wardrobe. Coving. Recessed spotlights. Casement windows to two sides. Underfloor heating.

#### FIRST FLOOR

##### GALLERIED LANDING

Two wall lights. Velux roof light. Cupboard housing the pressurised hot water cylinder. Further fitted cupboard for linen. Radiator.



### BEDROOM THREE

5.0m x 4.7m (16'5" x 15'5")

Fitted wardrobe. Four wall lights. Television point. Access to eaves storage space. French doors onto a Juliet balcony. Two casement windows. Two radiators.



### BEDROOM FOUR

5.9m x 5.4m (max) (19'4" x 17'9")

Part with restricted headroom.

Twin doors opening onto a covered balcony. Three wall lights. Access to substantial eaves storage space. Two radiators.

### HOUSE BATHROOM

3.7m x 1.8m (12'2" x 5'11")

White suite comprising bath, wash bash, low flush WC and walk-in shower cubicle. Two wall lights. Recessed spotlights. Tiled floor and walls. Two casement windows to the rear. Heated towel rail.



### OUTSIDE

Silver Birches occupies a lovely plot of approximately one quarter of an acre. It is approached via a shared access, then through double gates to a good-sized gravelled parking area. There are attractive and well-established gardens principally to the south and west, featuring lawn, shrub borders and a stone-paved terrace, which is partially covered by the balcony above. The hot tub, timber garden shed and greenhouse are included in the sale.



### PRE-PLANNING APPLICATION

The current owner has previously made a pre planning application for advice in respect of constructing a double garage. This received a positive response, and further details are available on request.

### GENERAL INFORMATION

Services: Mains water, electricity and drainage.  
Oil-fired central heating.  
Kingspan solar hot water system.  
Vent Axia ventilation system.

Council Tax: Band: E (North Yorkshire Council).

Tenure: We understand that the property is Freehold and that vacant possession will be given upon completion.

Post Code: YO60 6NS.

EPC Rating: Current: C73. Potential: B86.

Viewing: Strictly by prior appointment through the Agent's office in Malton.



All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. 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. The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Approx. Gross Internal Floor Area 2250 sq. ft / 209.00 sq. m  
(Excluding Covered Terrace/Eaves Storage Space/Balcony)