



PROSPECT HOUSE

SANDHUTTON | THIRSK | NORTH YORKSHIRE | YO7 4RW

Occupying an attractive position overlooking the village green in the highly regarded village of Sandhutton, Prospect House is a charming and spacious village home, complemented by expansive gardens and a superb range of traditional outbuildings.

The property enjoys a particularly appealing setting within the heart of the village, with delightful views across the green to the front and generous mature grounds to the rear.

The gardens include extensive lawns, established trees and a variety of gravelled and paved seating areas, together with a charming rose garden and an orchard planted with a variety of mature fruit trees, creating an excellent balance of privacy, outdoor space and areas for entertaining.

A substantial range of brick-built outbuildings, stores and garaging further enhances the versatility of the property, offering excellent storage and workshop space together with future potential, subject to the necessary consents.

Internally, Prospect House offers light and spacious accommodation arranged over two floors, combining attractive period character with flexible living space including a generous sitting room and an open-plan living kitchen with dining and sitting areas ideally suited to modern family living.

To the first floor are four bedrooms, including two with en-suite facilities, together with a house bathroom, all enjoying pleasant outlooks over the gardens and village surroundings.

ACCOMMODATION

GROUND FLOOR

- Entrance porch
- Reception hall
- Sitting room
- Open plan living kitchen
- Dining area
- Sitting area
- Utility room
- Cloakroom

FIRST FLOOR

- Landing
- Principal bedroom with en-suite shower room
- Guest bedroom with en-suite shower room
- Two further bedrooms
- House bathroom

EXTERIOR

- Private drive with ample parking
- Garaging
- Range of brick outbuildings
- Front garden
- Principal walled gardens to the rear
- Rose garden
- Orchard
- Stone flagged dining and entertaining terrace





GROUND FLOOR

Prospect House is entered via an entrance porch which leads to the welcoming reception hall, a light and spacious central space which immediately sets the tone for the accommodation beyond. Featuring attractive timber flooring and a graceful turning staircase rising to the first floor with painted balustrading and polished timber handrail, the hallway retains a wonderful sense of traditional character whilst offering a bright and airy feel.

Generous proportions and high ceilings enhance the feeling of space, while natural light filters through from adjoining rooms, creating a warm and inviting atmosphere upon arrival. The hall provides an excellent degree of circulation space and forms an attractive central point to the house, with doors leading through to the principal reception rooms and living areas.

Combining period charm with a calm and neutral presentation, the reception hall offers an elegant first impression of the property and hints at the light and spacious accommodation found throughout this lovely family home.





The sitting room is a particularly impressive and generously proportioned reception room, enjoying an abundance of natural light through two large bay windows overlooking the village green to the front. The room combines elegant proportions with a calm and neutral décor, creating a bright and comfortable living space well suited to both everyday family life and entertaining. A feature fireplace with wood burning stove forms an attractive focal point to the room, whilst decorative arched alcoves and high ceilings further enhance the sense of character and space.

The heart of the home is undoubtedly the impressive open-plan living kitchen and dining area, light and spacious, skilfully designed with modern family living and entertaining in mind. Extending across the rear of the property, the room combines generous proportions with a high-quality finish, whilst exposed timber beams add warmth and character throughout. Large limestone tiled flooring runs seamlessly across the space, enhancing the sense of continuity and openness.

The kitchen itself is beautifully appointed with an extensive range of shaker-style wall and base units finished in a soft neutral tone, complemented by polished granite work surfaces and matching upstands. A substantial central island provides additional preparation space, storage and an informal gathering point, whilst a range-style cooker with extractor hood forms an attractive focal point to the kitchen area. Integrated appliances and extensive cabinetry further enhance both the practicality and clean-lined appearance of the room.





Open to the kitchen is a generous dining area, offering ample space for a large dining table and ideal for both everyday use and entertaining. The sitting area creates a more relaxed and comfortable space, centred around an attractive fireplace with inset multi-fuel stove. French doors open directly onto the terrace and gardens beyond, allowing excellent natural light and creating a strong connection between the internal living space and the outside areas.

The overall arrangement creates a wonderfully sociable environment, equally suited to family life or entertaining on a larger scale, whilst the neutral décor and quality finishes provide a calm and contemporary feel throughout.

Leading from the kitchen is a useful utility room fitted with additional storage units, granite work surfaces and inset sink, providing excellent ancillary space for laundry and day-to-day household tasks together with external access to the courtyard and outbuildings beyond.

Accessed from the utility room is a cloakroom fitted with a WC and wash hand basin, conveniently positioned for everyday use and guests alike.



FIRST FLOOR

The staircase rises to a spacious first-floor landing which provides access to the bedroom accommodation. Continuing the light and airy feel found throughout the house, the landing benefits from generous proportions, soft neutral décor and an attractive balustrade overlooking the staircase below, all contributing to the sense of space and openness.

An elegant archway subtly defines the different sections of the landing, whilst doors lead off to the four bedrooms and house bathroom. The landing also offers space for occasional furniture, further enhancing the practicality and versatility of the first-floor layout.



The principal bedroom is a spacious and well-proportioned double room enjoying pleasant views across the village green to the front. Filled with natural light from a large sash-style window, the room offers a calm and airy atmosphere, complemented by neutral décor and generous proportions which allow ample space for freestanding bedroom furniture.

The bedroom benefits from a stylish en-suite shower room fitted with a walk-in shower enclosure, wash hand basin set within a vanity unit and WC. Finished in a contemporary style with metro tiling and a chrome heated towel rail, the en-suite provides a practical and well-appointed addition to the principal suite.





The guest bedroom is a well-proportioned double room enjoying a bright and comfortable feel, with windows to two elevations allowing for excellent natural light throughout the day. Neutrally decorated and generously sized, the room offers ample space for freestanding furniture and is ideally suited for guests or family accommodation.

The bedroom benefits from its own en-suite shower room, fitted with a walk-in shower enclosure, pedestal wash hand basin and WC. A window provides natural light and ventilation, while contemporary tiling and clean, modern finishes create a practical and well-presented space.



The third bedroom is a spacious and well-proportioned double room enjoying a bright and airy feel, with a large window overlooking the gardens. Finished in neutral tones with fitted carpeting, the room offers ample space for freestanding bedroom furniture and provides comfortable family or guest accommodation.



The fourth bedroom is a further attractive room, ideally suited as a guest bedroom, child's room or home office if required. Also enjoying good natural light from a large window to the front elevation, the room is well presented throughout and complements the flexible nature of the first-floor accommodation.



The house bathroom is stylishly appointed and well proportioned, fitted with a contemporary white suite comprising a panelled bath with shower over and glazed screen, wash hand basin set within a vanity unit, and WC. Attractive metro-style tiling to the bathing area adds a modern touch, whilst recessed ceiling lighting and a chrome heated towel rail enhance both practicality and comfort.

A large window provides excellent natural light and pleasant views across the village green, creating a bright and airy atmosphere within the room. Finished in soft neutral tones with quality fittings throughout, the bathroom serves the remaining bedroom accommodation well and complements the overall presentation of the property.



Prospect House, Sandhutton, Thirsk, YO7 4RW

Approximate Gross Internal Area
 Ground Floor = 1117 sq ft / 103.8 sq m
 First Floor = 825 sq ft / 76.7 sq m
 Outbuilding = 899 sq ft / 83.5 sq m
 Total = 2841 sq ft / 264.0 sq m

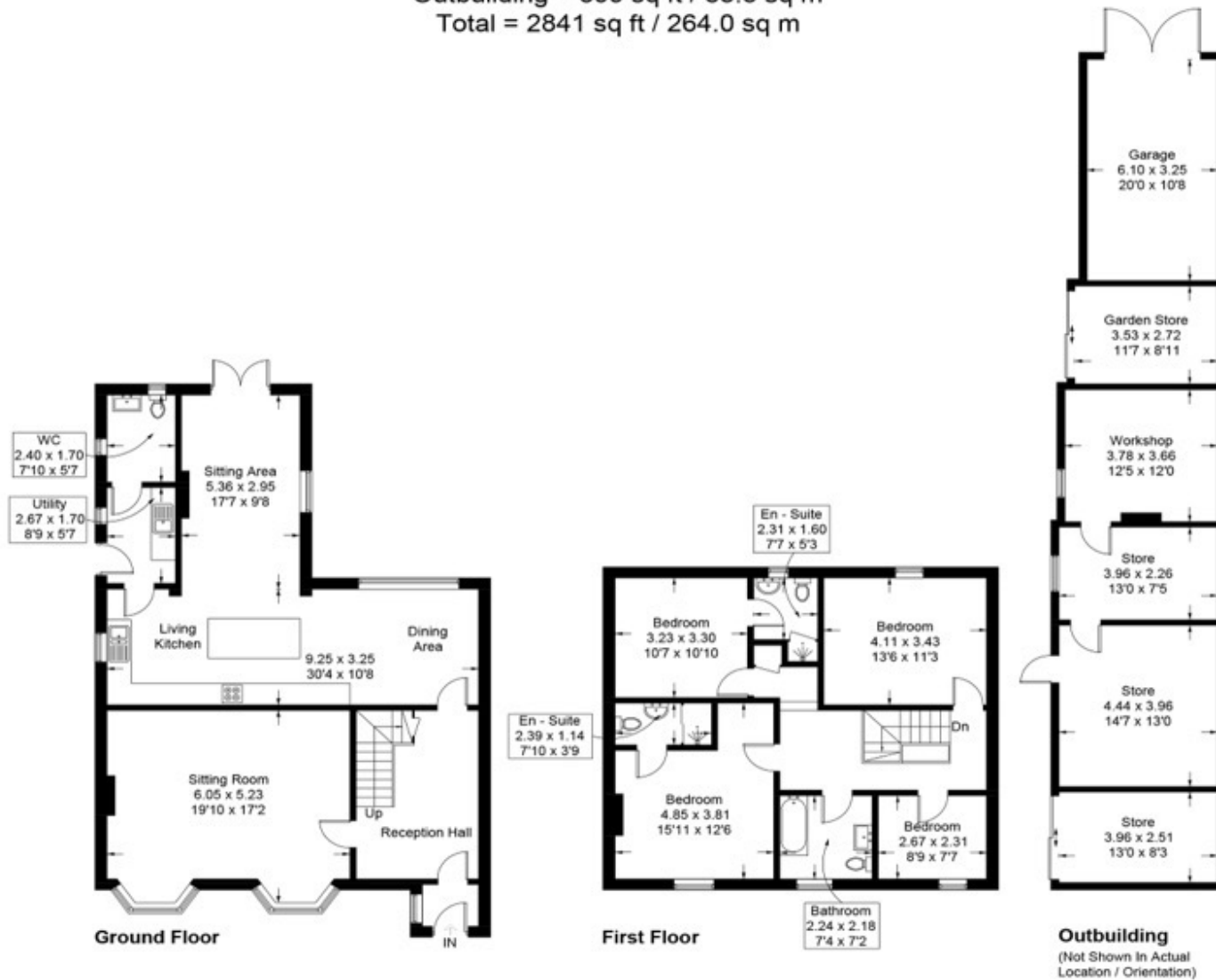


Illustration for identification purposes only, measurements are approximate, not to scale.

LOCATION



SANDHUTTON

Sandhutton is a popular and picturesque village situated just a few miles west of the market town of Thirsk, surrounded by gently rolling countryside and open farmland within the Vale of Mowbray. Enjoying a peaceful rural setting, the village offers a traditional and close-knit community atmosphere whilst remaining conveniently placed for access to the A19, A1(M), and Thirsk railway station, providing excellent connectivity to York, Leeds and further afield.

The village is characterised by a mix of period cottages, farmhouses and individual country homes, together with historic features including St Leonard's Church and the village war memorial. The attractive village greens and gently curving lanes create a particularly appealing streetscape, with mature trees, well-kept gardens and traditional brick and stone properties contributing to the village's charming and quintessentially rural character. Sandhutton has a long rural heritage and retains much of its historic charm and sense of tranquillity.

Despite its peaceful setting, the village lies within easy reach of the extensive amenities of Thirsk, whilst also being readily accessible to the cathedral city of Ripon and the market town of Northallerton, both offering a wide range of shopping, schooling, leisure and professional services. The surrounding countryside provides excellent opportunities for walking, cycling and outdoor pursuits, with the nearby Hambleton Hills, North York Moors National Park and Yorkshire Dales all within convenient reach.

Sandhutton is particularly appealing for those seeking a rural lifestyle without isolation, combining village living with convenient access to both local market towns and major transport links.

THIRSK

The nearby thriving market town of Thirsk, provides an excellent range of day-to-day amenities. Here you'll find supermarkets, independent shops, cafés, pubs, restaurants, and leisure services, as well as both primary and secondary schools. The traditional cobbled marketplace and weekly markets give the town a lively atmosphere, ensuring that essentials and extras are always within easy reach.

Thirsk also offers a wide choice of sports and leisure facilities, including a swimming pool and fitness centre, tennis courts, football and cricket clubs, and a popular golf course. The town is also home to Thirsk Racecourse, a well-regarded venue that

hosts regular meetings and community events. These amenities, combined with scenic countryside on the doorstep, provide plenty of opportunities for an active and varied lifestyle.

RIPON

Just a short drive The cathedral city of Ripon lies within easy reach of Sandhutton and offers an excellent range of shopping, schooling, leisure and professional services within an attractive and historic setting. Centred around its impressive cathedral and traditional market square, the city combines a strong sense of heritage with a vibrant selection of independent shops, cafés, restaurants and everyday amenities.

Ripon is also renowned for nearby attractions including Fountains Abbey and Studley Royal, together with excellent access to the surrounding countryside including Nidderdale and the Yorkshire Dales. For residents of Sandhutton, Ripon provides an ideal complement to village life, offering a wide range of amenities and recreational opportunities within convenient reach.

NORTHALLERTON

The market town of Northallerton lies within easy reach of Sandhutton and provides an extensive range of shopping, leisure and professional services. Centred around its wide traditional High Street, the town offers a blend of independent retailers, cafés, restaurants and well-known supermarkets together with highly regarded schooling and healthcare facilities.

Northallerton also benefits from excellent transport connections, including direct rail services to York, Newcastle and London, together with convenient access to the A19 and A1(M). For residents of Sandhutton, the town provides a comprehensive range of amenities whilst complementing the village's peaceful rural setting.

THE YORKSHIRE DALES/NORTH YORK MOORS

Sandhutton is ideally positioned for access to some of Yorkshire's most celebrated countryside, with both the Yorkshire Dales National Park and the North York Moors National Park within comfortable driving distance. Together, they provide an exceptional range of outdoor and recreational opportunities including walking, cycling, riding and exploring picturesque villages, dramatic landscapes and scenic country routes.

The surrounding area is renowned for its natural beauty, with rolling hills, wooded valleys, heather moorland and traditional stone-built settlements all contributing to the appeal of the

wider region, making Sandhutton an ideal base from which to enjoy the Yorkshire countryside.

SCHOOLS:

The area surrounding Sandhutton is well served by a range of highly regarded educational establishments in both the state and independent sectors. Primary schooling is available in nearby villages and surrounding towns, whilst secondary education can be found in Thirsk, Ripon and Northallerton, all of which offer a good selection of schools and sixth form facilities.

The wider area is also known for its respected independent schools, including Queen Mary's School, Cundall Manor School, Ampleforth College and Queen Ethelburga's Collegiate, all of which are accessible from the village.

TRANSPORT LINKS

ROADS:

Sandhutton enjoys excellent road connectivity despite its peaceful rural setting, with convenient access to both the A19 and A1(M), providing straightforward routes to York, Harrogate, Leeds, Teesside and the wider motorway network. The nearby market towns of Thirsk, Ripon and Northallerton are all easily accessible by road, making the village well placed for commuting as well as everyday travel.

The surrounding network of country lanes and local roads also allows easy access to the wider North Yorkshire countryside, including the Yorkshire Dales and North York Moors National Parks.

TRAINS:

Rail services are readily accessible from nearby Thirsk railway station at Carlton Miniott and from Northallerton station, both of which provide regular mainline services to York, Leeds, Newcastle and London King's Cross.

AIRPORTS:

Sandhutton is conveniently positioned for access to a number of regional airports, including Leeds Bradford Airport, Teesside International Airport and Newcastle International Airport, all offering a range of domestic and international flights. The village's proximity to the A19 and A1(M) ensures convenient road access to each, further enhancing connectivity for both business and leisure travel.

The property occupies an attractive position overlooking the village green, enjoying a delightful open aspect within the heart of this well regarded and picturesque village setting. Approached via a gravelled driveway providing off-street parking and access to the garage, the house immediately presents an appealing and welcoming appearance, combining traditional character with a peaceful village atmosphere.

To the front, a low stone and rendered boundary wall encloses a charming cottage-style garden with established planting, flowering borders and mature hedging, creating an attractive frontage and a good degree of privacy from the lane. A paved seating terrace sits directly to the front of the house, providing an ideal spot to sit and enjoy the open outlook across the green and surrounding period properties.

The wider setting is particularly attractive, with mature trees, open grassed areas and a collection of characterful village homes contributing to the quintessential rural feel. The position offers a wonderful balance of openness and community, whilst remaining peaceful and highly scenic.



EXTERIOR

The principal gardens and grounds lie to the rear of Prospect House and form a particularly attractive outdoor space, enclosed in part by impressive brick and stone boundary walls which create a wonderful sense of shelter. The gardens are generous in scale and enjoy a peaceful setting, combining open lawned areas with established planting, mature trees and a variety of seating and entertaining spaces.

Immediately adjoining the house is a paved dining terrace, ideally positioned for outdoor dining and entertaining whilst enjoying views across the gardens and surrounding period outbuildings. Additional seating areas are positioned throughout the grounds, creating a number of attractive spots to sit and enjoy the different aspects of the garden throughout the day.



A particularly notable feature of the property is the substantial range of traditional brick outbuildings and garaging which border the gardens. Constructed in attractive red brick beneath pantile roofs, the buildings provide excellent storage, workshop and garaging facilities whilst also offering considerable potential for conversion or further development, subject to the necessary planning consents. Their arrangement creates a charming courtyard-style setting and adds significantly to the character and versatility of the property.

Properties within the heart of a village offering gardens and grounds of this scale, together with such an extensive range of traditional outbuildings, are increasingly rare. The combination of generous outdoor space and versatile ancillary buildings provides exceptional flexibility for a variety of uses, whether for gardening, hobby space, workshops, entertaining, home working or potential future development opportunities (subject to the necessary consents).



Positioned beyond the principal lawned gardens, the rose garden provides an attractive and well-defined area of the grounds, enclosed by historic brick and stone walls which create a strong sense of privacy and character. Laid predominantly to gravel for ease of maintenance, the garden is planted with a variety of established rose beds and ornamental shrubs, bringing colour and interest throughout the seasons.

Mature trees and established planting soften the surrounding walls and add structure to the space, whilst the open aspect allows plenty of natural light. The combination of traditional brickwork, gravelled areas and informal planting creates an appealing garden environment well suited to both relaxing and outdoor entertaining. The rose garden also enjoys attractive views back across the principal gardens towards the house and range of traditional outbuildings, further enhancing the overall setting.





Set beyond the walled gardens, the productive orchard provides a wonderful extension to the grounds and creates an attractive open green space with a distinctly rural feel. Laid predominantly to lawn, the orchard is planted with a variety of mature fruit trees, offering both seasonal blossom and homegrown produce.

The area enjoys a high degree of privacy, enclosed by mature hedging and established trees which create a natural backdrop and enhance the sense of seclusion. The gently informal nature of the orchard contrasts beautifully with the walled gardens closer to the house, adding variety and depth to the overall grounds.

A greenhouse is also positioned within the orchard area, ideal for those with an interest in gardening or cultivation, while the generous proportions of the grounds provide excellent space for recreation, family use or further landscaping if desired.





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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 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: Rating E. 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: Thirsk 4 miles, Northallerton 8 miles, Ripon 9 miles, A1 (M) 10 miles,, (All mileages are approximate)

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