

NOVE

7 Carlton Road, Carlton Miniott

Thirsk

Guide Price £335,000

# 7 Carlton Road

Carlton Miniott, Thirsk

Carlton Miniott is one of those villages that quietly gets everything right. Sitting just over a mile from the market town of Thirsk, it has its own village store with Post Office, pubs, and much sought after primary school, a play park for younger families, and a railway station with direct services that make it a genuine option for commuters heading to York, Leeds, or beyond, with the Grand Central service reaching Kings Cross in around two hours. It is the kind of location that is easy to underestimate until you live in it.

The house itself is a period Victorian terrace on Carlton Road that has been extended and upgraded throughout with care and consistency. Original features have been retained where they matter, including the encaustic tiled hallway floor, cast iron fireplaces in three rooms, and the period cornicing and balustrade, while everything behind the scenes has been done properly. The kitchen, bathroom, and windows have all been comprehensively renewed, the outhouse has been converted into a home office, and the finish throughout is of a standard that requires nothing further. This is not a project. It is a home that is ready to move into.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Beautifully upgraded and extended Victorian terrace retaining original period features throughout
- Bespoke shaker kitchen with granite worktops, integrated appliances, and wine cooler
- Wood effect double glazed sliding sash windows and plantation shutters throughout
- Converted home office with vaulted ceiling and independent rear access
- Enclosed manicured garden, two allocated parking spaces, and large storage shed
- Carlton Miniott village location with railway station, primary school, and village amenities
- Electric Vehicle Charging Point





### Entrance Hall

The original Victorian encaustic tiled floor runs the full length of the hall and immediately signals the quality of what follows. A decorative arch with period corbel details frames the staircase beyond, with panel moulding to the walls, a traditional column radiator, and a hardwood newel post to the carpeted staircase. Doors lead to the principal ground floor rooms.

### Sitting Room

14' 8" x 12' 5" (4.46m x 3.79m)

A well-proportioned front reception room with a walk-in bay window fitted with full-height plantation shutters, flooding the room with natural light while maintaining privacy. The original Victorian cornice is intact and in excellent condition, and the period marble fireplace with slate hearth has been retained, with the chimney open and ready for a flue liner should a buyer wish to install a stove. Carpet throughout. Sliding sash window to the bay with double glazed units in a wood effect frame.

### Family Room

13' 1" x 12' 0" (3.98m x 3.67m)

A generous central room connecting the living room to the kitchen, currently used as a family and playroom but equally suited as a more formal dining room or second sitting room. A cast iron multi-fuel stove sits within the chimney breast, with wood effect flooring throughout and a picture rail running at high level. A sliding sash window to the rear and a useful under-stair storage cupboard. Original plastered ceiling has been replaced in traditional styling with matching cornice work to retain the integrity and tradition one would expect.



### **Kitchen**

19' 10" x 8' 8" (6.05m x 2.63m)

A well-planned open plan kitchen and dining room to the rear of the house, fitted with a shaker-style kitchen in cream with brass hardware and granite worktops throughout, incorporating an inset drainer and Belfast sink. Integrated appliances include a gas hob, double Bosch oven, fridge freezer and dishwasher, with a wine cooler set beneath the breakfast bar. Marble tiled flooring, recessed lighting and pendant lights over the dining area. A column radiator to the side elevation, with a sliding sash window overlooking the side. Composite door to the rear yard. Open through to the family room beyond, with a door leading to the utility.

### **Utility**

6' 7" x 5' 9" (2.00m x 1.76m)

A practical and well-fitted utility room continuing the shaker cabinetry and granite worktop from the kitchen, with space and plumbing for washing machine and tumble dryer beneath. The gas boiler is housed here, with additional wall-mounted storage above. Marble effect tiled flooring matching the kitchen, a window to the side elevation, and a door leading through to the ground floor WC.

### **Ground Floor Toilet**

5' 10" x 2' 8" (1.77m x 0.81m)

A well-appointed ground floor cloakroom fitted with a white WC and pedestal basin. Decorated with a striking botanical print wallpaper, it is one of those small rooms that leaves an impression.

### **Office**

7' 5" x 5' 8" (2.27m x 1.73m)

Converted from the original Victorian outhouse, this is a genuinely useful addition to the property. Accessed independently from the rear yard, the space has been well insulated and finished to a high standard, with a vaulted ceiling and electric heating. Suitable for home working, a studio, or hobby room.





### First Floor Landing

A generous split-level landing with the original turned balustrade and hardwood handrail, panel moulding to the walls continuing the theme from the hall below, and a crystal chandelier adding a considered finishing touch. The landing is large enough to accommodate a desk or reading area if required. A boarded loft with drop-down ladder provides substantial additional storage. Doors lead to all three bedrooms and the family bathroom.

### Bedroom One

15' 0" x 12' 3" (4.57m x 3.74m)

A generously proportioned double bedroom to the front of the property, with two sliding sash windows fitted with full-height plantation shutters. An original cast iron fireplace is retained as a focal point, with the chimney breast flanked on both sides by fitted floor-to-ceiling wardrobes providing substantial storage. Original cornice throughout, recessed lighting, carpet, and a column radiator. A room that comfortably takes a king-size bed with space to spare.

### Bedroom Two

13' 1" x 9' 3" (3.98m x 2.83m)

A well-proportioned double bedroom to the rear of the property, currently used as a child's room. An original cast iron fireplace is retained as a focal point, with the period amber tiled hearth intact beneath. Column radiator, carpet, and a sliding sash window to the rear with open views across the rooftops beyond. A comfortable double room with good natural light.





### Bedroom Three

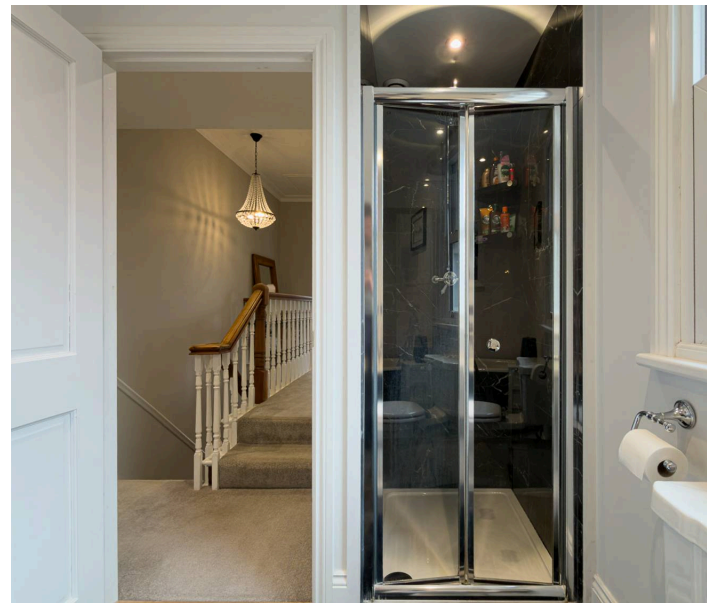
9' 3" x 8' 6" (2.81m x 2.58m)

A bedroom to the rear of the property, currently used as a nursery. A sliding sash window looks out over the rooftops to open sky beyond, with a column radiator below. Carpet throughout. A useful room that would work equally well as a home office or dressing room.

### Bathroom

9' 3" x 8' 6" (2.81m x 2.58m)

A beautifully appointed family bathroom centred around the original Victorian roll-top bath, which has been fully re-enamelled and is fitted with traditional chrome taps. Dark marble effect tiled flooring with underfloor electric heating, a pedestal basin, and a low-level WC. A separate enclosed shower cubicle with rainfall head is fitted to the wall, finished in matching dark marble effect panelling. Frosted sliding sash window to the side elevation. Recessed lighting throughout.





## GARDEN

To the rear of the property, a self-contained tiled courtyard provides an immediately accessible outdoor space, with a gate leading to the rear lane. Across the lane, two allocated parking spaces sit alongside a large storage shed, beyond which lies a fully enclosed garden, beautifully maintained and mainly laid to lawn with a patio area. Well-sheltered and south-facing, it is a genuine sun trap that comes into its own through the warmer months.

## FRONT GARDEN

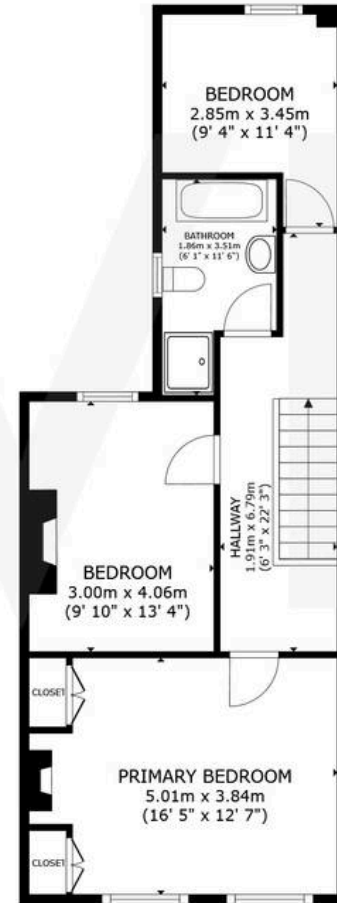
The front garden has a walled boundary gated access to the front, a manicured garden with mature planting and a beautiful approach to the house.

## DRIVEWAY

### 2 Parking Spaces

Set to the rear is a private lane (accessed via Manfield Terrace) which offers access to the double driveway for the property. The owners have installed an Electric Vehicle charging point.





GROSS INTERNAL AREA  
 FLOOR 1 67.1 m<sup>2</sup> (723 sq.ft.) FLOOR 2 58.0 m<sup>2</sup> (624 sq.ft.)  
 TOTAL : 125.2 m<sup>2</sup> (1,347 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Matt



NOVE



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