

ROOCROFTS

BEAUTIFUL HOMES IN BEAUTIFUL PLACES



THORNFIELD HOUSE

EPPLEBY, DL11 7AR

WELCOME...



Nestled within the highly sought-after village of Eppleby, North Yorkshire, this beautifully presented four-bedroom detached house offers an exceptional opportunity for families seeking a blend of village charm and modern comfort. Offered with a guide price of £575,000, this property truly encapsulates desirable rural living whilst maintaining excellent connectivity.

SUN-FILLED ROOMS...



Upon entering, you are greeted by a welcoming atmosphere that flows throughout the home. The heart of this residence is undoubtedly the sunny living room, a bright and inviting space perfect for relaxation and entertaining. Trifolding doors seamlessly connect this room to the delightful wraparound gardens, allowing natural light to flood the interior and providing an effortless transition for outdoor enjoyment during warmer months. Adjacent to this, a separate dining room offers a more formal setting for family meals and special occasions, providing versatility for various lifestyles.



KITCHEN JOY...



The lovely kitchen is a true highlight, thoughtfully designed with both aesthetics and functionality in mind. It features a practical breakfast bar, ideal for casual dining and morning coffees, alongside ample storage and workspace, making it a joy for any home chef. The ground floor is completed by convenient access to the integral double garage, which also offers significant storage potential.

BEAUTIFUL BEDROOMS...



Ascending to the first floor, you will find four good-sized bedrooms, each offering comfortable and private retreats. The principal bedroom is a luxurious sanctuary, with a private en suite shower room, providing a tranquil haven for the homeowners and a large built in wardrobe.



BEAUTIFUL BEDROOMS...



The remaining three bedrooms are light, bright and well-proportioned. Bedroom two sits at the front of the property with built in wardrobes for storage. Bedroom three has a window overlooking the rear and a full length window to take in the view of the open fields. Finally, there is a fourth bedroom at the rear of the property.

A MOMENT TO RELAX...



The luxurious family bathroom is meticulously finished to a high standard, ensuring comfort and convenience. Lock the door and enjoy a long soak in a bubble bath after a busy day.

OUTSIDE...



Externally, the property truly shines with its extensive wraparound gardens. These beautifully maintained outdoor spaces offer breathtaking views across open fields, providing a serene backdrop for outdoor living. A secluded, separate area at the bottom of the gardens offers unspoilt views over open fields, with apple trees and hedging, perhaps a good spot for a summer house? Whether you are enjoying a morning coffee, hosting a barbecue, or simply unwinding, the gardens offer privacy and a picturesque setting. Furthermore, the property benefits from a double garage, a generous amount of parking space and an EV car charging point, a significant advantage for families with multiple vehicles or those who enjoy entertaining guests.



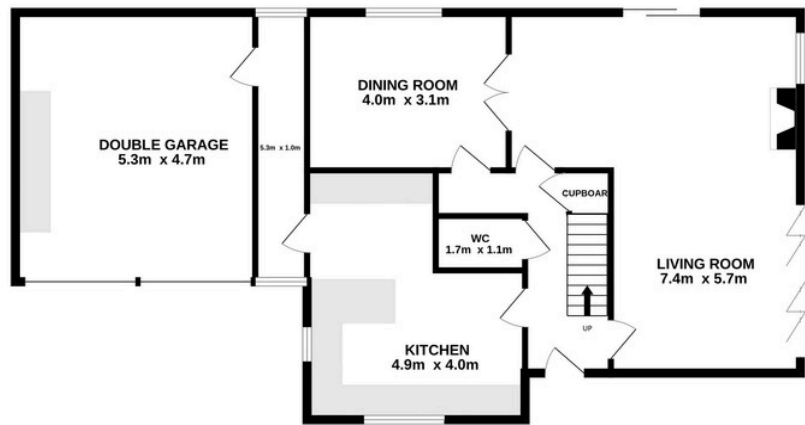
OUT AND ABOUT...



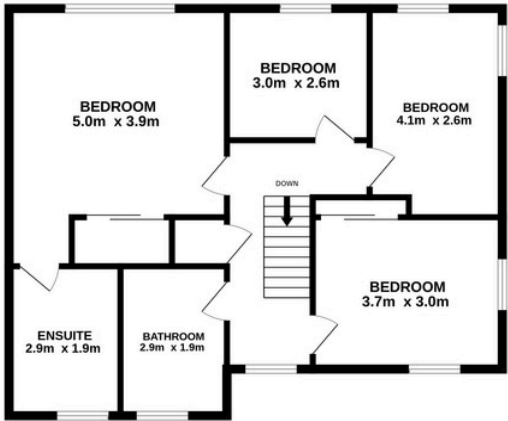
Eppleby is a very popular village, renowned for its friendly community spirit and tranquil surroundings. It offers a peaceful lifestyle whilst being within easy reach of local amenities and transport links, making it an ideal location for those seeking the best of both worlds. This exceptional family home combines spacious interiors, modern finishes, and an enviable location, making it a must-see property for discerning buyers.

THORNFIELD HOUSE IS A FANTASTIC FAMILY HOME, SET IN A QUIET CORNER OF THIS VERY POPULAR VILLAGE. ENJOY WALKS IN THE NEIGHBOURING COUNTRYSIDE, FINISHED WITH A LOVELY MEAL IN THE VILLAGE PUB OR A CUP OF TEA AND A SLICE OF CAKE IN THE TEA ROOM. FROM BRIDLEWAYS TO FOOTPATHS TO POPULAR CYCLING ROUTES, EPPLEBY IS GREAT FOR THOSE WHO WANT TO GET OUTSIDE AND ENJOY THE FRESH AIR.

GROUND FLOOR
102.0 sq.m. approx.



1ST FLOOR
72.4 sq.m. approx.



TOTAL FLOOR AREA : 174.4 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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READY TO VIEW?

CALL 01969 600433 TO
ARRANGE A VIEWING

Finer details...

Council Tax Band: E

Heating: Oil

EPC Rating: Awaited

Parking: Large gravelled driveway
with parking for several vehicles
and a double garage. EV charging
point.



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