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Westcott Dishforth, Dishforth, Thirsk, YO7 3LP

Asking Price £525,000

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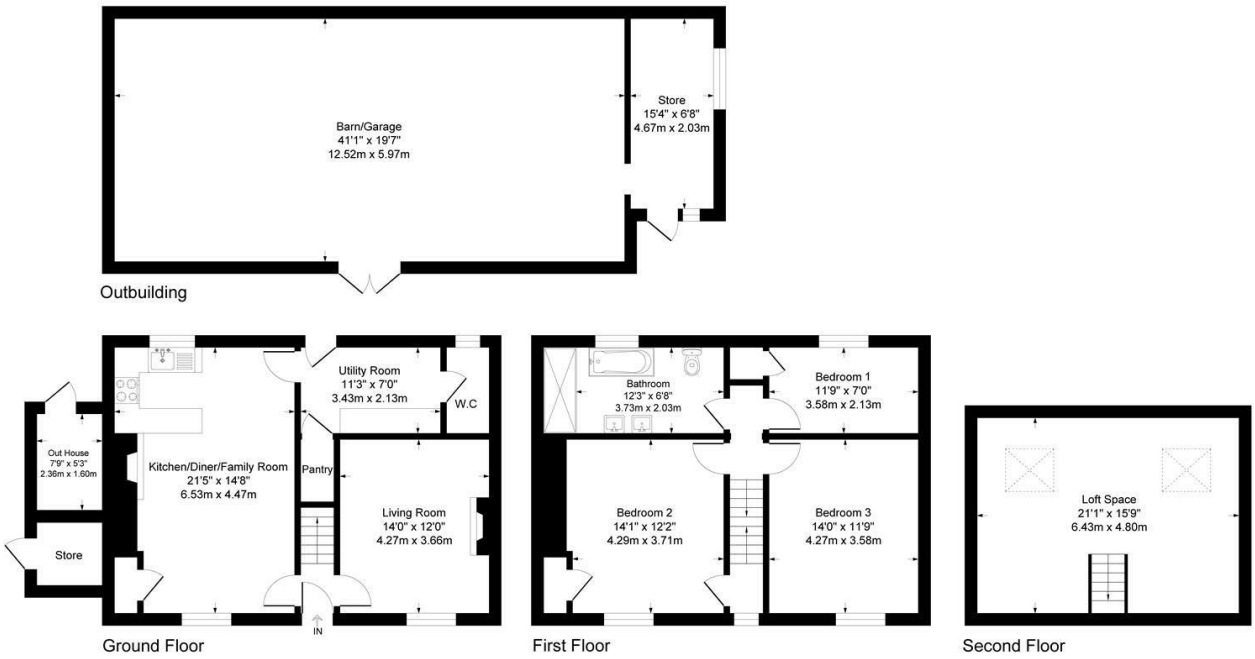
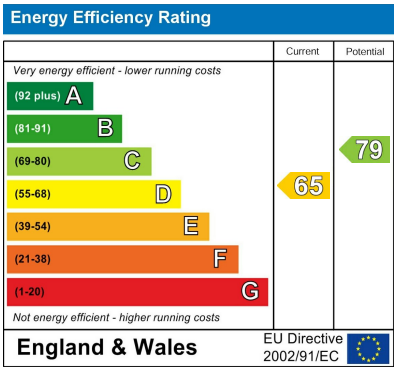
Floorplan

Approximate Gross Internal Area = 1672 sq ft - 155 sq m
Outbuilding Area = 914 sq ft - 85 sq m
Total Area = 2586 sq ft - 240 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

EPC



Map

Details

Type: House - Detached Beds: 3 Bathrooms: 1 Receptions: 1 Tenure: Freehold

Summary

This charming stone built grade II listed detached home dating back to pre-1900, offers a wonderful blend of character and contemporary living in the popular village of Dishforth, with excellent access to the A1 for commuters.

The accommodation opens into a welcoming entrance hall, leading to a spacious dining kitchen fitted with a range of modern units and appliances. A woodburning stove provides a cosy focal point, while a useful pantry cupboard offers additional storage. There is a separate utility room and a convenient downstairs WC. The lounge is both elegant and inviting, featuring an ornamental stove and retaining much of the home's original charm.

To the first floor, a stunning house bathroom and shower room serves the property, complete with double sinks and high quality fittings. There are three well proportioned bedrooms, one of which benefits from access to the loft via a door and staircase. The loft already has planning permission in place for conversion into an additional room, presenting an exciting opportunity for further expansion.

Externally, the property enjoys generous gardens laid mainly to lawn, complemented by a patio seating area, firepit and barbeque space — ideal for outdoor entertaining. There are outhouses providing useful storage, along with a driveway offering off street parking for multiple vehicles. A substantial former barn sits within the grounds and could be utilized as a garage; notably, it also has planning permission granted for conversion into a village shop, offering excellent potential for those seeking a business opportunity from home. HGT22/00041/FUL

Rich in original features, including exposed beams and period detailing, the property has been thoughtfully modernized to a high standard throughout, creating a beautifully balanced family home.

A unique and versatile property combining period character, modern comfort and exciting development potential in a well connected village location.

Features

• STONE BUILT DETACHED GRADE II LISTED HOUSE • THREE BEDROOMS • STUNNING BATH AND SHOWER ROOM • DINING KITCHEN • UTILITY ROOM • LOUNGE • DOWNSTAIRS WC • PLANNING PERMISSION FOR LOFT CONVERSION • OLD BARN WITH PLANNING PERMISSION TO CHANGE INTO VILLAGE SHOP HGT22/00041/FUL • GARDENS AND DRIVEWAY