



Stable Cottage Sessay

Thirsk, YO7 3BE

£299,000



OFFERED WITH NO ONWARD CHAIN A SPACIOUS TWO BEDROOM BARN CONVERSION, SET WITHIN THE SOUGHT-AFTER VILLAGE OF SESSAY, A DECEPTIVELY SPACIOUS AND CHARACTERFUL PROPERTY WHICH HAS RECENTLY BEEN RE-ROOFED, REDECORATED AND RE-CARPETED COMPLIMENTED BY LOW MAINTENANCE COURTYARD STYLE GARDEN, GARAGE, STORE AND ALLOCATED PARKING

Mileages: Easingwold - 8 miles, Thirsk - 6.5 miles, Boroughbridge - 9 miles (Distances Approximate).

With Double Glazing and LPG Central Heating, Recently Been Re-Roofed, Carpeted and Decorated.

Reception Hall, Sitting room, Dining Room, Kitchen.

Principal Bedroom with Ensuite Shower Room, Bedroom Two, House Bathroom

Outside - Driveway, Attached Store, Single Garage, Mature Well Tended, Part Walled Courtyard Style Gardens. Allocated Parking.

From a glazed panelled composite door, the property opens into a RECEPTION HALL, with loft access and doors leading to the principal rooms.

SITTING ROOM extends to over 23ft in length and enjoys a dual aspect outlook the front and side. To one side there is a feature cast multi fuel burning stove with tiled hearth and solid oak surround flanked by a shelved recess and double French doors leading out to a courtyard.

DINING ROOM also enjoys access to the courtyard via timber French doors and featured an exposed beam, adding character to the living space.

Comprehensively fitted KITCHEN features a tiled floor, a range of wall and base units, curved speckle-edge work surfaces with a tiled mid range, space and plumbing for a washing machine and dishwasher. Free standing electric oven, and space for a freestanding fridge freezer. Fitted sink with side drainer and mixer tap.

There are TWO BEDROOMS both overlooking the courtyard.

The PRINCIPAL BEDROOM benefits from an adjoining ENSUITE SHOWER ROOM, fitted with a mains plumbed corner shower, wash hand basin on a pedestal, low suite WC and tiled throughout.

BATHROOM comprises a white suite, including a





panelled bath below a Velux sky light, wash hand basin, low suite WC, vertical towel radiator and full tiled throughout.

OUTSIDE, the property boasts a walled courtyard style garden, attractively landscaped with a flagged patio area with adjoining gravelled patio/ parking, and mature planted borders offering a high degree of privacy yet low maintenance.

A timber door provides access to a useful store with power and lighting, while a single garage with an up-and-over door, also benefits from power and light.

To the very front of the property there is further allocated parking for two vehicles with a further mainly laid to lawn garden.

LOCATION - Sessay has a vibrant community which revolves around the Village Hall, cricket field, Sports Hall and Bowls Club. At the opposite end of the village alongside St Cuthbert's Church is a Church of England primary school serving the local community.

POSTCODE - Y07 3BE

COUNCIL TAX BAND - D

TENURE - Freehold

SERVICES - Mains water, electricity and drainage, with LPG central heating.

DIRECTIONS - From our central Easingwold office, proceed north along Long Street and continue straight on at the mini roundabout onto Thirsk Road. Continue to the roundabout and turn right along the A19. Proceed for some distance and turn left onto Church Lane towards Hutton Sessay. Continue along towards Sessay and turn right into Sessay village, whereupon Stable Cottage is positioned on the left hand side, identified by the Churchills 'For Sale' board.

VIEWING - Strictly by prior appointment through the selling agents, Churchills Tel: 01347 822800 - Email: easingwold@churchillsyork.com.

AGENTS NOTE: - To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details.



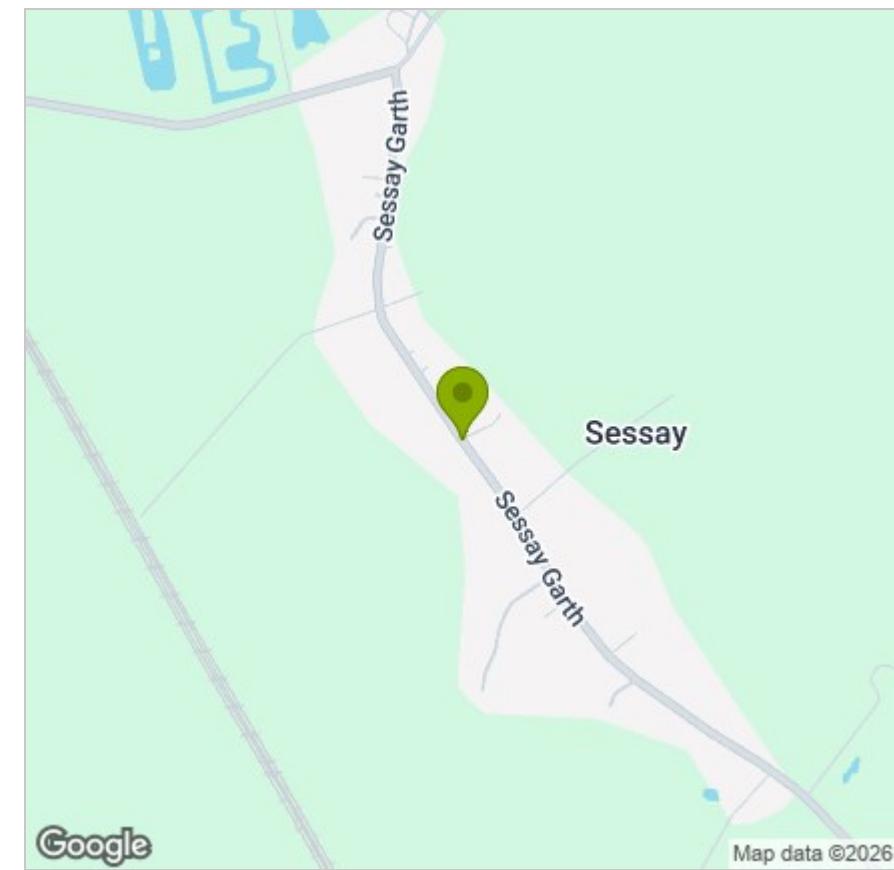
FLOOR PLAN



FREE VALUATIONS
NO SALE NO FEE
COMPETITIVE FEES



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		48
(21-38)	F		23
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Byrne House Chapel Street, Easingwold, YO61 3AE

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