



Churchill Mews, Dalton

£640,000

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**Churchill Mews,
Thirsk YO7 3SY**

Est. 1871

£640,000

A luxuriously appointed 4 bedroom property providing around 2,800 sq ft of flexible living space. Built in 2019 and set within an exclusive development on the rural fringes of Dalton, the property is perfectly positioned to offer excellent connectivity just 2.5 miles off both the A19 and A168, 5 miles from the A1(M), 6 miles from Thirsk and only 18 miles from York.

A surprisingly spacious reception hall, featuring an elegant oak staircase, provides a warm welcome to this outstanding village home and oak doors lead through to a well-proportioned snug/home office and an impressive 22'11" (6.67m) long sitting room, complete with a charming wood-burning stove.

Undoubtedly the heart of this exceptional contemporary home is the stunning L-shaped open-plan dining kitchen and living area room. The high-specification kitchen is beautifully appointed with a substantial quartz-topped central island incorporating a breakfast bar, extensive storage and generous quartz worktop space, complemented by a comprehensive range of integrated appliances including a hob, twin eye-level ovens and grills, microwave, dishwasher and a full-height fridge. Leading off the kitchen is a superb utility room, along with a striking dining and living space enhanced by a large roof lantern and bi-folding doors that open seamlessly onto the rear garden, creating an ideal environment for modern family living and entertaining.

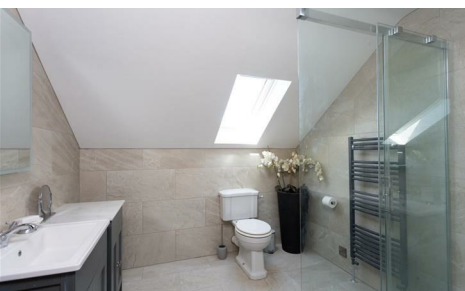
The ground floor also benefits from a versatile 4th double bedroom, also suited as a 3rd reception room, alongside a stylish shower room. This flexibility makes the property particularly well suited to those seeking multi-generational living or convenient ground-floor sleeping space for guests.

To the first floor, a generous landing leads to a magnificent principal



Tenure: Freehold
Services/Utilities: Electricity, Water and Sewerage are understood to be connected
Broadband: Up to 76 Mbps* download speed
EPC Rating: C - 76
Council Tax: F - North Yorkshire Council
Current Planning Permission: No current valid planning permissions

*Download speeds vary by broadband providers so please check with them before purchasing.



bedroom featuring bespoke fitted wardrobes, drawers and a dressing table area, complemented by a spacious and contemporary en-suite shower room. There is also a larger-than-average 2nd double bedroom, a fully fitted dressing room (or 3rd double bedroom) and a luxuriously appointed house bathroom complete with a contemporary freestanding bath.

Additional internal features include double glazing and an LPG central heating system.

Externally, the front garden is open-plan and mainly laid to lawn, while a generous double-width block-paved driveway provides ample parking and access to an EV charging point and a detached double garage with a remote-controlled door.

The delightful rear garden has been thoughtfully landscaped, offering expansive paved seating areas and pathways that lead around the lawn to a variety of raised planters—perfect for outdoor relaxation and entertaining.

AGENTS NOTE

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed

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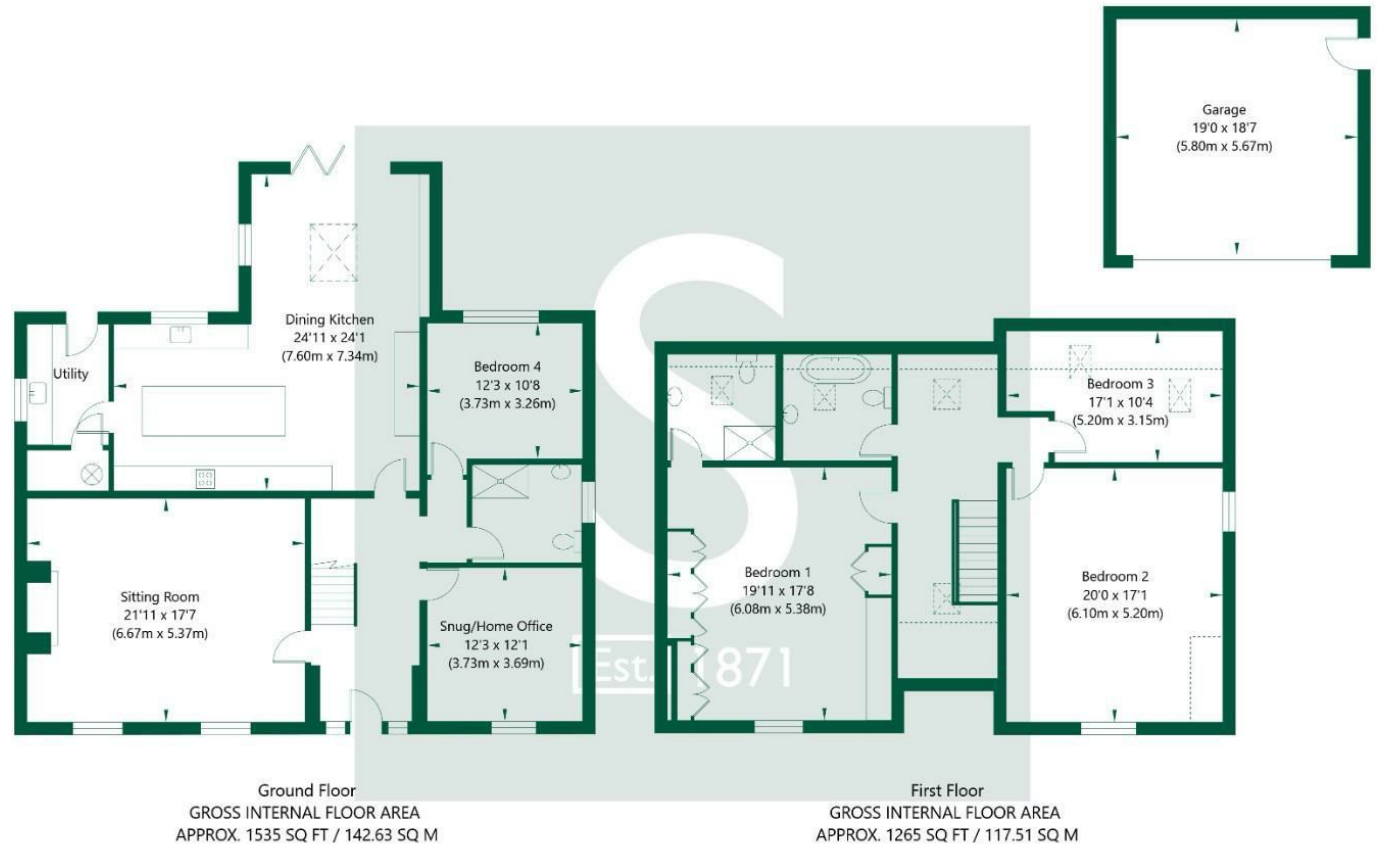
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Churchill Mews, Dalton, York, YO7 3SY



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2800 SQ FT / 260.14 SQ M - (Excluding Garage)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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