

Churchills
YORK'S INDEPENDENT LOCAL ESTATE AGENT

Tennant House Main Street Tholthorpe

York, YO61 1SN

£525,000

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TENNANT HOUSE DATES BACK TO THE LATE 18TH CENTURY AND REPRESENTS AN ATTRACTIVE BLEND OF HISTORIC CHARACTER AND THOUGHTFUL MODERN LIVING YOU WOULD EXPECT FROM A FAMILY HOME. ARRANGED OVER THREE FLOORS, THE PROPERTY RETAINS A WEALTH OF ORIGINAL DETAIL AND BALANCED PROPORTIONS

Mileages – York 11 miles | Easingwold 4 miles | Boroughbridge 9 miles (All distances approximate)

Storm Porch, Reception Lobby, Snug, Sitting Room, Garden Room, Inner Hall, Kitchen, Utility, Ground Floor Shower Room/ WC

Principal Suite with Dressing Area and Ensuite, Two Further Bedrooms, Family 4 Piece Bathroom

Two Further Bedrooms to the Second Floor

Front and Side Gardens, Rear Garden/Courtyard, Garage and Parking

Beneath a carved timber STORM PORCH, a part glazed entrance door opens into a welcoming RECEPTION LOBBY, where a staircase rises to the first floor.

SNUG sits to the front of the house, an inviting and characterful room centred around an impressive inglenook style fireplace with open fire, exposed brickwork, tiled hearth and a substantial timber bressummer beam. Exposed ceiling timbers, alcove storage and a deep set window reinforcing the period integrity.

A four panel door leads through to an INNER HALL, continuing the theme with exposed timbers and useful under the stairs storage and in turn linking to a GARDEN ROOM with glazed elevations and doors opening directly onto the rear courtyard, creating a natural transition between the house and garden.

The ground floor is further complemented by a well appointed SHOWER ROOM, fitted with a mains corner shower, wash hand basin set within a timber vanity unit, low suite WC and a frosted window.

Set across the hall, the UTILITY ROOM offers a practical and well proportioned room, fitted with a range of units and work surfaces, together with a composite sink positioned beneath a window overlooking the garden. There is ample provision for freestanding appliances.

A second reception room, currently arranged as a FORMAL SITTING ROOM which echoes the character of the snug with exposed beams and featuring a cast iron wood burning stove set upon a granite hearth. Views across the front gardens enhance its appeal as an elegant yet comfortable living space.

The KITCHEN forms a natural heart to the home, thoughtfully arranged in a bespoke farmhouse style with oak worktops, fitted base units and a freestanding range cooker. A double composite sink and further cabinetry provide practicality, while a striking multi fuel stove set within an exposed brick fireplace beneath a timber mantel shelf creates a focal point of both warmth and interest. With tiled underfloor heating and garden views complete a space that is both highly functional and inherently sociable.

A return staircase rises to the FIRST FLOOR LANDING, which in turn connects to a secondary staircase leading to the upper floor.

There are TWO GENEROUS DOUBLE BEDROOMS to the



















front, both retaining an abundance of character. Bedroom Three benefits from a walk-in wardrobe and wash hand basin, offering both flexibility and convenience.

The FAMILY BATHROOM is well proportioned and fitted with a four piece suite including a bath and separate mains plumbed shower, together with a wash hand basin and WC, complemented by a period style radiator in keeping with the house.

The PRINCIPAL SUITE is particularly impressive, featuring a bedroom with an apex ceiling and exposed timbers, enhanced by dual aspect windows which provide excellent natural light. Fitted wardrobes and an open ensuite bathroom complete a well balanced and characterful space.

A further staircase rises to the SECOND FLOOR, where TWO ADDITIONAL DOUBLE BEDROOMS are arranged beneath the eaves. Both rooms are rich in character and benefit from useful eaves storage. One enjoys a rooflight, while the other incorporates side facing windows and an open walk in wardrobe.

Outside, the property is approached via a wrought iron gate, framed by brick boundary walls and established planting, leading to the front entrance. The gardens extend around two sides of the house and are predominantly laid to lawn, interspersed with mature borders, shrubs and seasonal planting, creating an established setting.

A driveway runs discreetly along the side of the property, widening to provide ample parking and leading to the GARAGE (14'8 X 13'5).

To the rear, a neatly enclosed courtyard garden offers a more contained outdoor space, ideal for informal seating or dining, with clear scope for further enhancement. A TIMBER SHED provides valuable ancillary storage, while a feature well adds a final note of character and interest to the ground.

LOCATION – Tholthorpe lies approximately 11 miles north-west of York, a charming rural village centred around an attractive green and pond. The village offers a traditional public house and active village hall supporting a range of local clubs and community events. More extensive amenities can be found in the nearby market town of Easingwold, approximately 4 miles away. Tholthorpe is regarded as a highly desirable village location, offering a balance of rural character and accessibility.

Postcode: YO61 1SN
Tenure: Freehold
Council Tax Band: E
Services - Mains water, electricity, drainage, solar panels and oil fired central heating and offers strong potential for the installation of an air source heat pump, supporting future energy efficiency upgrades

Directions - From our Easingwold office, proceed north along Long Street and continue onto York Road (A19). After approximately 3 miles, turn left signposted Tholthorpe. Continue into the village turning right by the duck pond continue to the end of the Main Street where the property can be found on the left hand side.

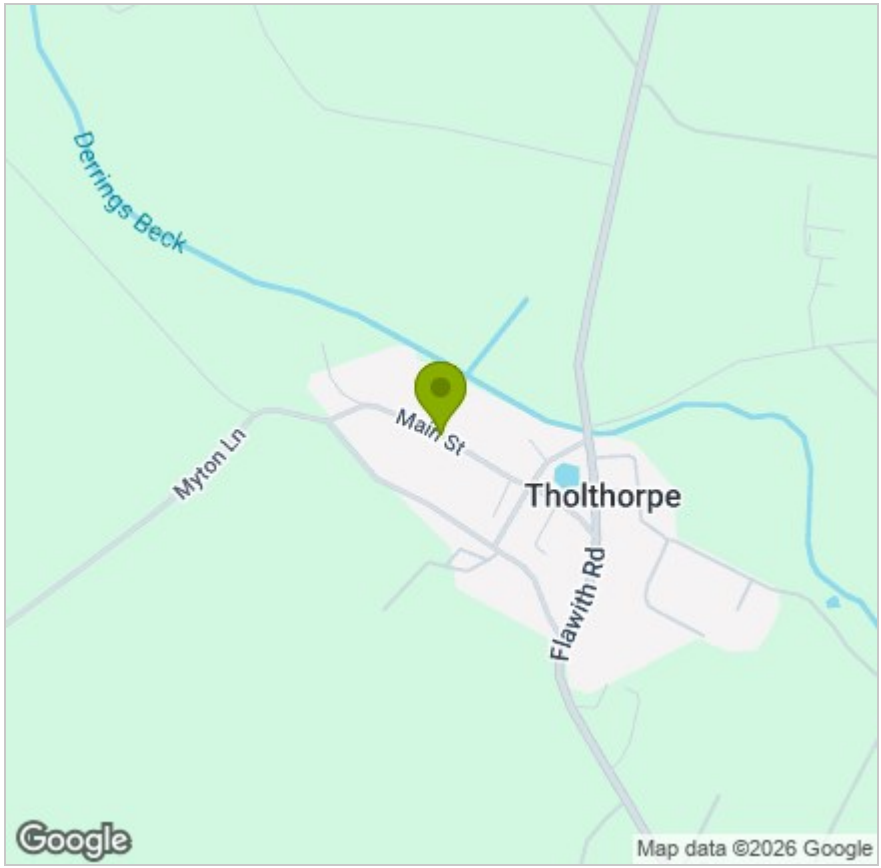
VIEWINGS: Strictly by prior appointment through the selling agents, Churchills of Easingwold Tel: 01347 822800, Email: easingwold@churchillsyork.com

Agents Notes: - 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.

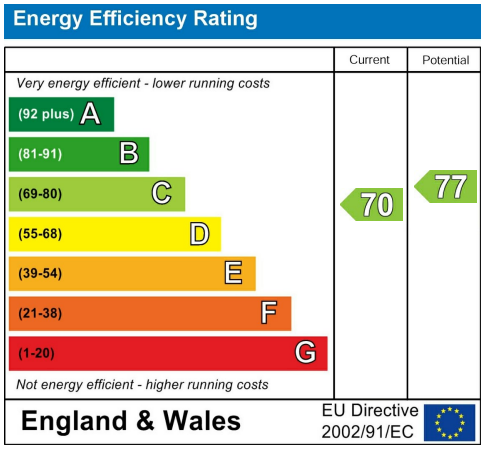
FLOOR PLAN



LOCATION



EPC



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