



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



Easter House , Thirlby, YO7 2DJ
Price Guide £549,950

Set within the village of Thirlby, just south of Thirsk, Easter House occupies a particularly attractive position with far-reaching countryside views and a level of privacy rarely found. Offering generous accommodation and outdoor space, the property combines rural surroundings with convenient access to Thirsk, the A19 and wider transport links.



The Property

Easter House is a four-bedroom cottage set within the village of Thirlby, positioned to take advantage of the surrounding countryside and open views. The property has been extended by the current owners, with the roof space converted to increase bedroom accommodation, resulting in a home that offers both flexibility and usable space across two floors.

The ground floor is arranged to suit day-to-day living, with three separate reception areas allowing for clear definition between living, dining and quieter spaces. A breakfast room sits alongside a central dining kitchen, which provides a practical hub for the house. A separate sitting room offers a more private area, while the sun room connects directly to the garden and brings in natural light throughout the day. In addition, there is a study, a utility room and a ground floor shower room/WC, giving options for working from home or accommodating guests.

To the first floor, the extension into the roof has created four bedrooms of good proportions. The principal bedroom offers comfortable space, with the remaining rooms suitable for family use, guests or office space if required. A family bathroom serves the floor, and there are eaves storage areas providing additional, practical storage.

Externally, the property benefits from a generous side garden which is mainly laid to lawn and positioned to enjoy the outlook across open fields. The space is usable and private, with enough room for seating, outdoor dining or general family use. The setting is one of the key features of the property, offering a quieter environment without being remote.

For parking, there is space to the front of the home though a parking bay may be created to the front elevation by simply removing the hedge.

Important Information

Council: North Yorkshire

Tax Band: D

EPC: <https://find-energy-certificate.service.gov.uk/energy-certificate/2562-3055-8201-0645-0200>

EPC Link: D

Heating: Oil

Disclaimer

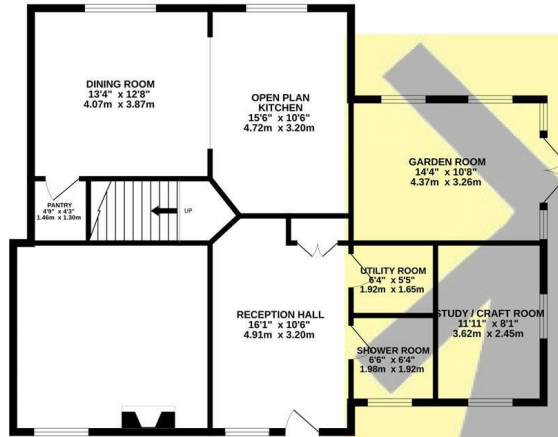
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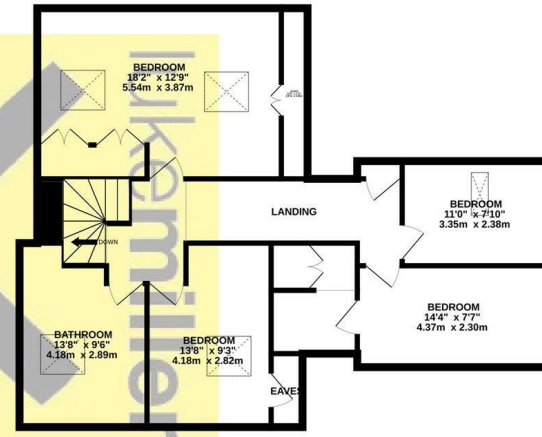




GROUND FLOOR
1089 sq.ft. (101.2 sq.m.) approx.



1ST FLOOR
905 sq.ft. (84.1 sq.m.) approx.



TOTAL FLOOR AREA: 1994 sq.ft. (185.3 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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Tel: 01845 525112 Email: sales@lukemiller.co.uk www.lukemiller.co.uk 4 Finkle Street, Thirsk, North Yorkshire YO7 1DA