

NOVE

Old Reading Rooms, Boltby

Thirsk

Guide Price **£800,000**

NOVE
FOR SALE
01843 407047



Old Reading Rooms

Boltby, Thirsk

An immaculately presented four-bedroom detached house, set within the tranquil surroundings of the National Park and occupying a generous plot of approximately 0.5 acres.

Old Reading Rooms offers characterful interiors and thoughtful specification throughout. The ground floor is anchored by a standout kitchen with stone flooring, cream units, a five-ring LPG hob with large extractor, fitted fridge-freezer, dishwasher and double electric oven, carousel and pull-out storage cupboards, and French doors opening to the garden — a multifuel stove and underfloor electric heating adds year-round comfort. A separate utility room handles the practicalities, while the living room, with its multi-fuel stove, set under an oak mantle provides a genuinely warm and relaxed heart to the home.

Upstairs, the principal bedroom is served by a well-appointed dressing room and a private en-suite with double shower, twin basins in a vanity unit and two illuminated mirrors. Two further double bedrooms and a shower room sit on this level. The top floor provides a large double bedroom with Velux windows overlooking the rear garden and is served by its own bathroom.

Outside, the double garage has two electric doors, power, light and internal stairs leading to a first floor area with its own toilet. An ideal workshop or studio for those who need it or a useful annexe with relevant permissions granted.

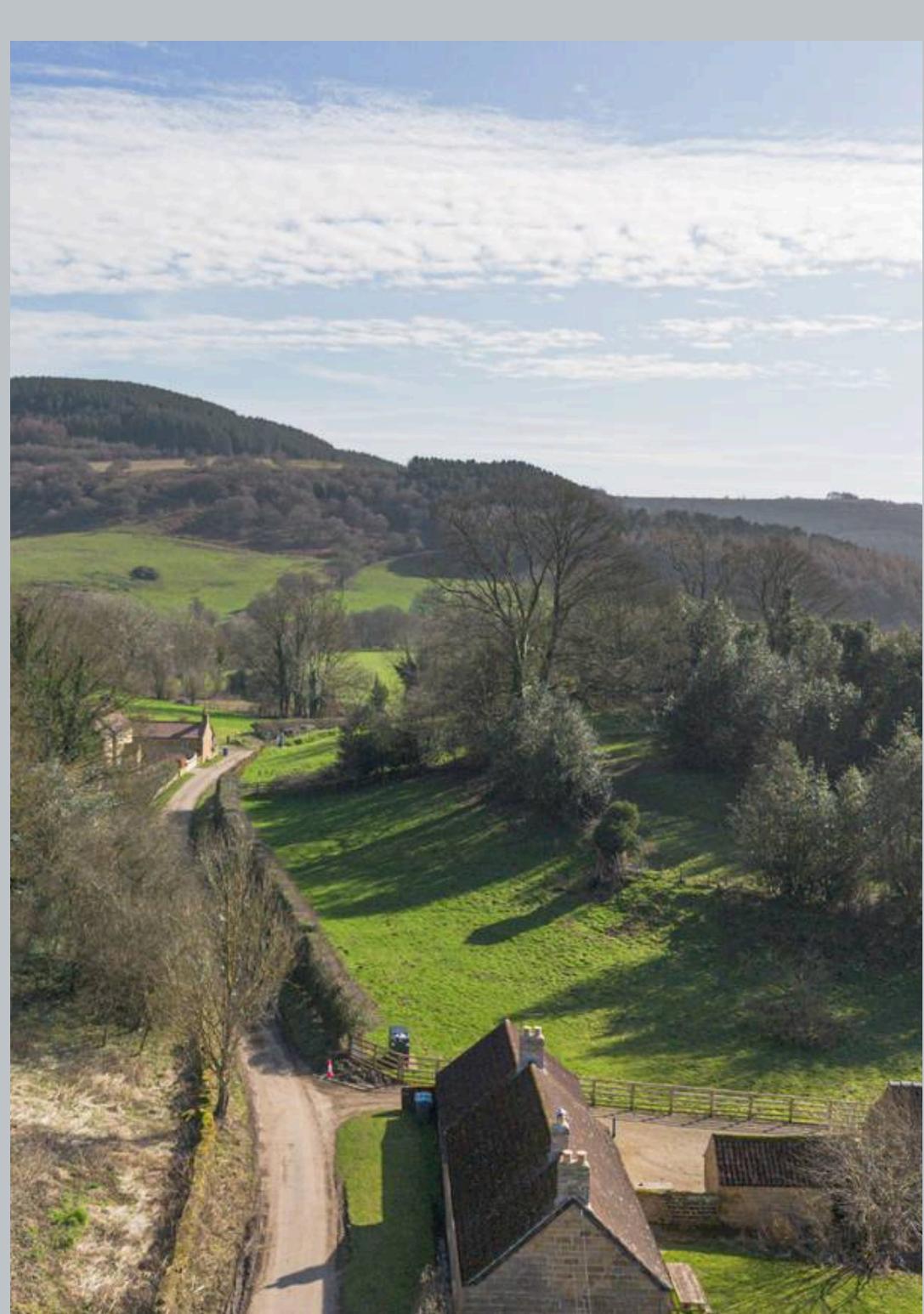
This property sits on an idyllic plot with a brook bubbling through, a mixed use garden with raised beds, luscious lawns and a continuous evolution of seasonal flowers.

BOLTBY VILLAGE

Boltby is a small and picturesque village set on the western edge of the North York Moors National Park, nestled beneath the dramatic escarpment of the Hambleton Hills. Surrounded by open countryside and woodland, the village enjoys a peaceful rural setting with far-reaching views across the Vale of Mowbray.

Council Tax band: F

Tenure: Freehold





Rear Entrance Hall

As is typical of many rural properties this is the primary entrance and is finished with a stone floor, continuing the natural stone aesthetic found throughout the ground floor and offers instant access to the ground floor cloak room, utility and dining rooms and kitchen.

Ground Floor Cloak Room

The downstairs cloak room is finished with a ceramic tile stone floor. It includes coat hooks, an extractor fan, a WC and a washbasin within a vanity unit.

Kitchen

20' 6" x 12' 11" (6.26m x 3.93m)

The kitchen features a beautiful stone floor and cream units with a stainless steel extractor hood over a 5 ring LPG hob. Appliances include a fridge freezer, dishwasher and a double electric oven. Practical features include under-floor electric heating, oak worktops, wine rack, carousel cupboards, pull-out storage cupboards and a pan drawer. There is also a picture shelf and multi-fuel stove. The adjoining seating area is an ideal spot to sit and relax while the French doors offer lovely views to the garden.

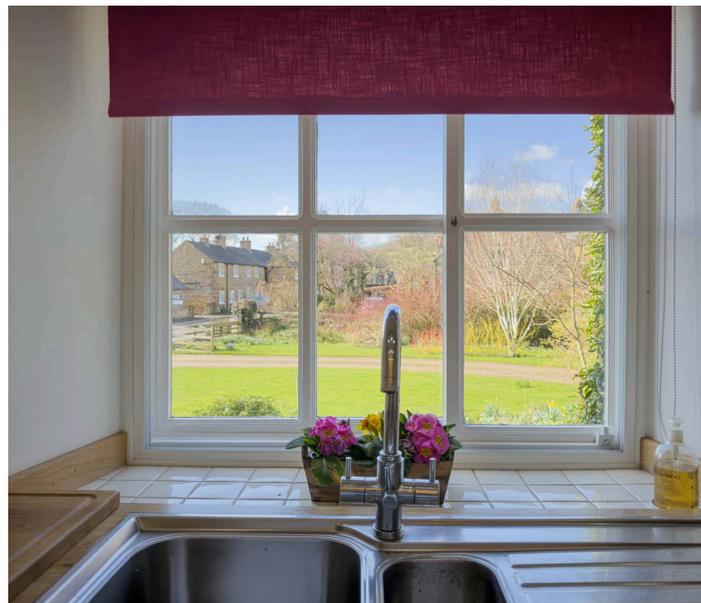
Dining Room

11' 4" x 11' 1" (3.46m x 3.38m)

The dining room features windows to both the front and side elevations, providing excellent natural light and could also be utilised as a home office or playroom

Utility Room

The utility room is fully equipped with plumbing for a washing machine, sink and drainer, and offers both base and wall storage. Finished with a wood-effect worktop, the room also benefits from a window to the garden.



Hallway

The front hall features an electric point, a wooden door and stone floor, creating a welcoming entrance to the property. Bi folding wooden doors with glass panels lead through to the Sitting Room, offering flexibility to open up and divide the space as required.

Stairs lead to the first floor

Sitting Room

15' 6" x 12' 10" (4.73m x 3.92m)

The sitting room is a generous reception space, featuring a multi-fuel stove set under an oak mantle. Large windows flood the room with light.

Principal Bedroom

13' 0" x 12' 0" (3.95m x 3.67m)

The principal bedroom is a well-proportioned room with a window to the front aspect. The bedroom leads through to the private dressing area and also benefits from the en suite shower room.

Dressing Room

8' 2" x 5' 10" (2.50m x 1.78m)

The dressing room is accessed via the master bedroom and features a Velux windows, and a range of illuminated wardrobes, a storage cupboard and an airing cupboard, before leading onwards to the en suite shower room.

En-Suite

10' 2" x 7' 0" (3.10m x 2.13m)

The en-suite is finished with wood-effect flooring and features a double shower, a vanity unit with two basins, two illuminated mirrors and a window to the side.





Bedroom Two

12' 11" x 8' 4" (3.93m x 2.53m)

Currently used as an art room due to its beautiful views of the rear garden, this versatile room has wall mounted radiator.

Bedroom Three

12' 1" x 9' 2" (3.68m x 2.79m)

The third bedroom, currently utilised as an office features a window to the front, under stairs storage and fitted storage — ideal for guests or working from home as required.

Shower Room

The shower room is finished with wood-effect flooring and features a large gravity-fed shower, low level toilet, hand basin, illuminated mirror and wall mounted towel radiator. A window to the side provides natural light and ventilation.

Second Floor Landing

On the top floor is a large landing, ideal for additional library space or a desk. The top floor has a good size bedroom and bathroom which serves as a secondary suite.

Second Floor Bedroom

13' 3" x 12' 11" (4.05m x 3.93m)

The top floor bedroom benefits from a fitted wardrobe, with a built in storage area behind the bed. Two Velux windows bringing in plenty of natural light.

Second Floor Bathroom

The top floor bathroom includes a bath, vanity basin and WC, illuminated mirror, with a wall-mounted radiator and wood-effect flooring throughout. The bathroom has both overhead lighting and recessed ambient lighting on the beams, offering flexibility to suit.





GARDEN

The garden measures approximately 0.5 acres and wraps all the way around the property. A sweeping driveway leads up to the house and offers plenty of off street parking. The garden is a delight, with a stream running through and an abundance of mature plants and flowers to enjoy. A greenhouse is set behind the property and the owners have installed raised beds to ensure there is plenty of growing space. There is also a good sized shed and two wood stores.

DRIVEWAY

4 Parking Spaces

DOUBLE GARAGE

2 Parking Spaces

With electric doors to the front and a pedestrian door to the side. The garage, previously used as a carpenters workshop has plenty of power sockets and lighting. The Garage has a first floor level with gable window and its own toilet and is suitable for a variety of uses .





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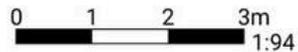
SUBMITTED BY
Nove Property
info@noveproperty.co.uk
01845470047

CREATED ON
9 March 2026

DETAILS
Total area: 249.24 m²
Living area: 182.38 m²
Floors: 4
Rooms: 28

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▼ **Ground Floor** TOTAL AREA: 75.97 m² · LIVING AREA: 75.97 m² · ROOMS: 8



▼ **1st Floor** TOTAL AREA: 65.84 m² · LIVING AREA: 60.41 m² · ROOMS: 10





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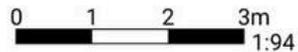
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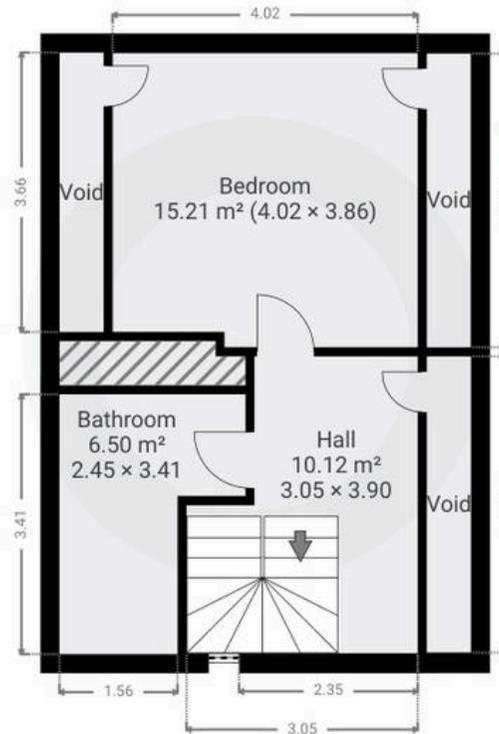
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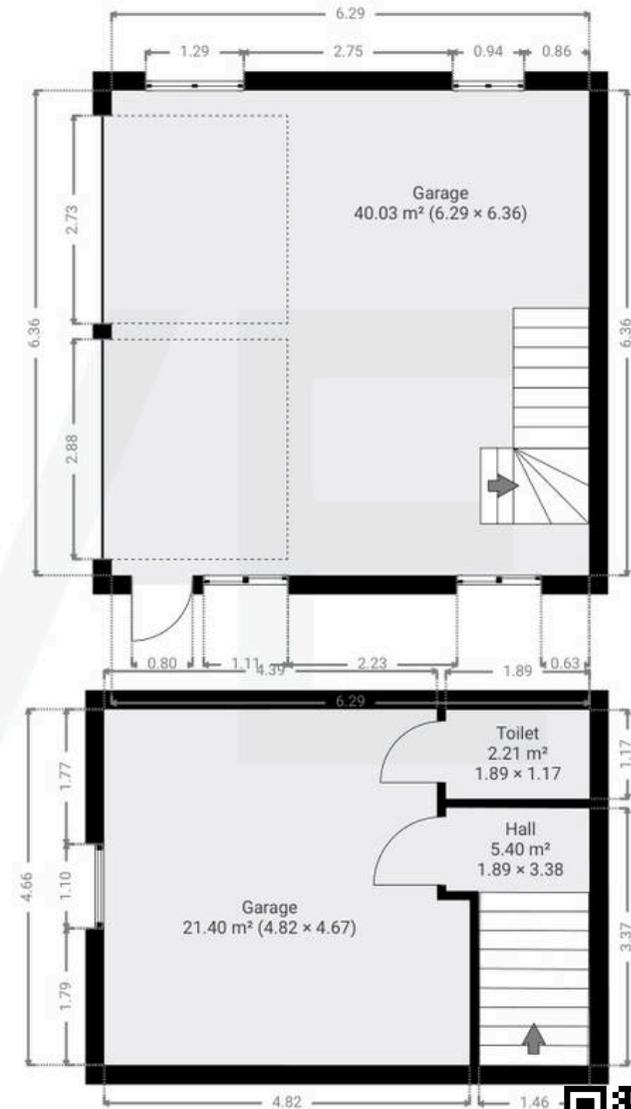
▼ 2nd Floor

TOTAL AREA: 38.43 m² · LIVING AREA: 38.43 m² · ROOMS: 6



▼ Garage

TOTAL AREA: 69.01 m² · LIVING AREA: 7.58 m² · ROOMS: 4



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