

NOVE

Carlton House, Carlton Miniott

Thirsk

Guide Price £775,000

Carlton House

Carlton Miniott, Thirsk

Few houses announce themselves quite like Carlton House. The warm red brick frontage, sash windows and climbing wisteria are the first indication of what lies within: a Grade II listed Georgian farmhouse of over 3,400 sq ft, carefully and thoughtfully improved by its current owners, including the replacement of many windows, whilst retaining the kind of period detail that cannot be replicated. A sweeping entrance hall with herringbone parquet and a vaulted arched opening, wood-burning stoves across the principal reception rooms, a bespoke kitchen, a lantern-roofed family room and a vaulted second floor with original oak roof trusses speak to a house that has been lived in well and improved with a clear sense of what it is.

Set in Carlton Miniott on the outskirts of Thirsk, with five bedrooms across four floors, four reception rooms, a dedicated study, private walled grounds, a stone terrace and a double garage, Carlton House offers a scale and character of family home that rarely comes to the market in this part of North Yorkshire.

Carlton Miniott is a village and civil parish on the A61, to the immediate west of Thirsk and approximately 25 miles north of York. It has its own distinct character while sitting within easy reach of everything the market town offers: independent shops, cafes, a racecourse, a leisure centre and a secondary school with sixth form.

The village has its own primary academy, a post office and store, and several public houses. Thirsk railway station is within the village, approximately 0.8km from Carlton House, and is a significant practical advantage. The station is served by Grand Central trains to London King's Cross and TransPennine Express services to Middlesbrough and Manchester Airport. London King's Cross is reachable in under two and a half hours. The A1(M) is readily accessible, placing the wider motorway network within straightforward reach, with York around 25 miles to the south, Harrogate approximately 22 miles and Leeds around 30 miles.

For families, the village primary school is well regarded, with Thirsk School and Sixth Form College the main secondary option. Within a wider radius, independent schools including Ampleforth, Queen Mary's Baldersby and Cundall Manor are all accessible.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E





Hallway

Entry is through a broad reception hall with herringbone parquet flooring, a vaulted arched opening and original stripped pine panelled doors, which sets the tone for the period detail found throughout.

Sitting Room

16' 1" x 13' 6" (4.91m x 4.11m)

The sitting room is one of the standout spaces in the house. Paired arched recesses with decorative pilasters flank a marble fireplace housing a wood-burning stove, with herringbone parquet underfoot, deep cornice and ceiling rose overhead, and a large sash window to the front. A second arched opening with a stained glass fanlight connects directly through to the Orangery beyond.

Study/Playroom

12' 6" x 9' 6" (3.81m x 2.90m)

Set off the sitting room and down a half-flight of steps, a spacious carpeted study provides a quiet and self-contained workspace.

Family Room

21' 9" x 14' 1" (6.62m x 4.30m)

The family room is a later addition of real quality. A full-width lantern rooflight floods the space with natural light, and a double sided wood-burning stove with a rustic oak beam sits at one end, with French doors opening to the rear terrace and garden. The connection between sitting room and family room, framed by the arched opening with its coloured fanlight, is one of the most distinctive features of the house.

Dining Room

15' 4" x 13' 6" (4.67m x 4.11m)

The dining room retains its original marble fireplace with wood-burning stove, ceiling rose, herringbone parquet and two sash windows. Built-in painted cabinetry flanks the chimney breast, incorporating a drinks cabinet and glass storage with a quartz worktop. At over 4.6m wide it is a proper entertaining room.



Kitchen

15' 4" x 13' 11" (4.67m x 4.24m)

The kitchen has been comprehensively fitted with bespoke shaker cabinetry in a deep sage, a central island with tongue-and-groove panelling and white quartz worktop seating three, a range cooker set into a herringbone-tiled recess with solid oak beam over, a Belfast sink and brass fittings throughout. The parquet continues from the hall and the kitchen connects directly to the dining room via a wide opening.

Boot Room/Rear Hall

21' 5" x 10' 2" (6.54m x 3.10m)

The boot room, added by the current owners, is a practical and well-considered space. A glazed lean-to roof brings in light over full-length coat hanging with bench seating and basket storage below. Stone tile flooring, direct garden access and a utility room and WC off a short flight of steps complete the arrangement.

First Floor Landing

The staircase deserves particular mention. A sweeping flight with mahogany handrail, white painted balusters and carved bracket detail rises to a large arched sash window on the half-landing, filling the stairwell with light and providing one of the house's most memorable moments.

Primary Bedroom

14' 3" x 14' 2" (4.35m x 4.33m)

On the first floor, the principal bedroom sits to the front elevation, with original panelled doors, a built-in wardrobe and a generous en suite.

Primary Bathroom

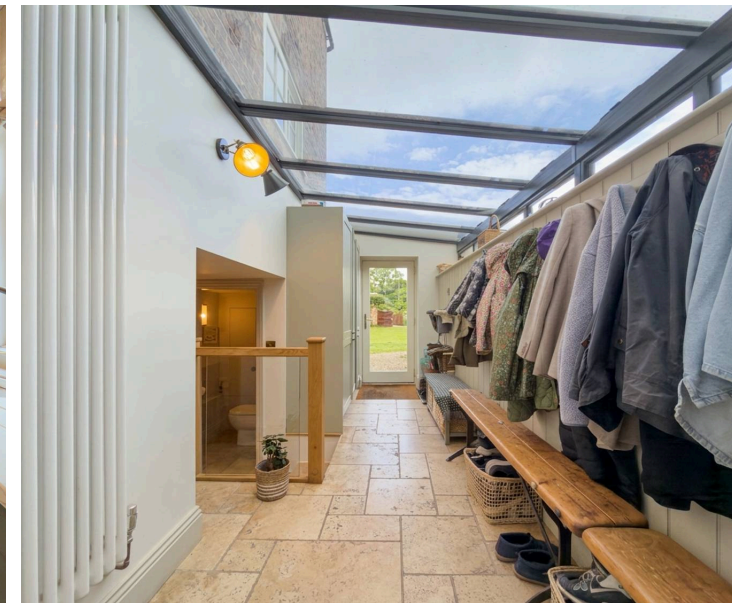
10' 3" x 9' 10" (3.12m x 2.99m)

Fitted with a walk-in brass-framed shower, vessel basin on a painted vanity, patterned encaustic tile floor and tongue-and-groove panelled feature wall.

Family Bathroom

14' 3" x 12' 6" (4.34m x 3.80m)

The first floor family bathroom is exceptionally generous at nearly 4m x 3.8m, with painted timber floorboards, a panel bath and separate shower enclosure.





Bedroom Two

14' 6" x 12' 6" (4.41m x 3.82m)

A well-proportioned double bedroom with an exposed oak ceiling beam, carpeted throughout and fitted with bespoke full-width cabinetry in painted slate blue, incorporating a desk, open shelving and drawer storage. A window seat with storage below overlooks the garden.

Bedroom Three

13' 3" x 10' 8" (4.05m x 3.25m)

A comfortable double bedroom retaining an original fireplace as a period feature, with full-height fitted wardrobe and overhead storage in painted sage. A sash window provides a green outlook to the front

Bedroom Four

15' 5" x 10' 8" (4.70m x 3.26m)

A well-sized bedroom with a built-in shelved alcove and a sash window to the rear with an open field aspect beyond the boundary, over Carlton Miniott Park..

Second Floor Snug/Study

21' 11" x 16' 8" (6.68m x 5.09m)

The second floor is reached via the main stair and opens into a vaulted family room of striking character. Original oak roof trusses span a high apex ceiling above wide oak engineered floorboards, with a sash window to the front and open countryside beyond. An oak and glass balustrade frames the stairwell opening. At over 6.6m x 5m this room works equally well as a sitting room, cinema room, games room or studio.

Bedroom Five

13' 10" x 10' 10" (4.22m x 3.29m)

The fifth bedroom with its exposed beam, carpet and a sash window commanding the best view in the house.

Bathroom

4' 11" x 4' 3" (1.50m x 1.30m)

With bath and shower over, traditional chrome fittings, exposed beam and a separate WC with column radiator and stone tile floor completes the second floor.



GARDEN

Externally, the rear garden is enclosed and well-screened, with a stone terrace off the family room suited to outdoor dining and a generous lawn beyond. A separate walled yard to the rear provides access to the double garage and extensive gravel parking. The entrance to this yard, marked by a period brick pier and timber gate bearing the name Carlton House Farm, adds a strong sense of arrival.

SECURE GATED

4 Parking Spaces

DOUBLE GARAGE

2 Parking Spaces

The garage is a double size with no dividing wall. The garage benefits from power, lighting and an abundance of rafter storage.

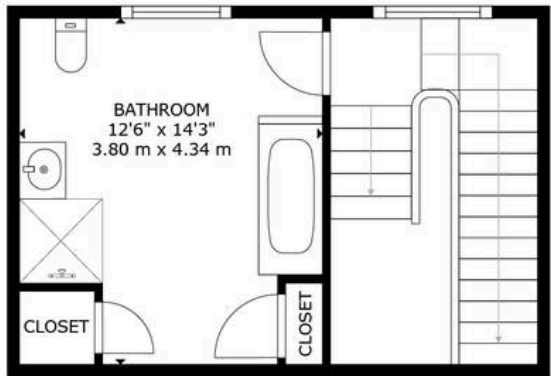




NOVE

GROSS INTERNAL AREA
 FLOOR 1: 1,486 sq. ft, 138 m², FLOOR 2: 303 sq. ft, 28 m²
 FLOOR 3: 1,040 sq. ft, 96 m², FLOOR 4: 603 sq. ft, 56 m²
 TOTAL: 3,432 sq. ft, 318 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





Floor 0.5 (split level)

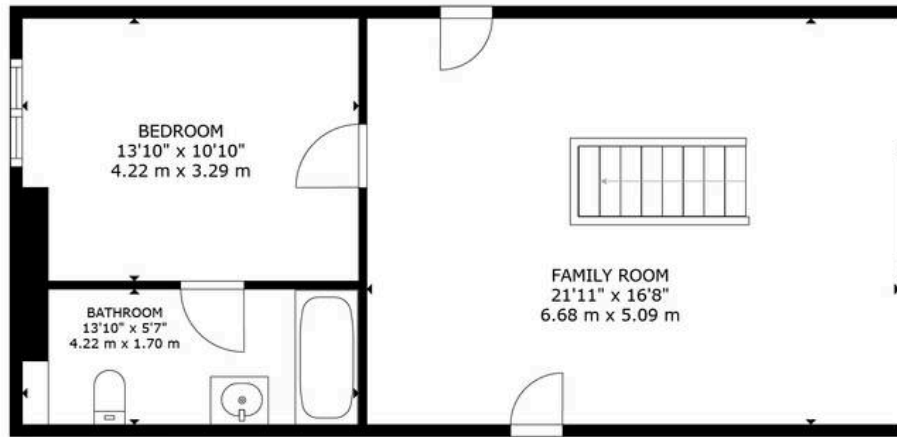


First Floor

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