



The Grange, Balk, Thirsk YO7 2AQ

Stephensons





# Stephensons

Guide Price £475,000

A substantial 4 bedroom former Victorian farmhouse located on the fringes of the hamlet of Balk situated within 2 miles of the A19 and 3 miles East of Thirsk. Enjoying an enviable corner plot position and far reaching rural views to the front, The Grange provides over 2,000 sq ft of stylish living accommodation that briefly includes 2 formal reception rooms, stunning dining kitchen and orangery, utility room and cloakroom/wc. 4 bedrooms and a luxuriously appointed house bathroom complemented by larger than average lawned gardens, generous parking and an impressive home office.

Hambleton District Council - Tax Band E

Viewings via Easingwold Office 01347 821145



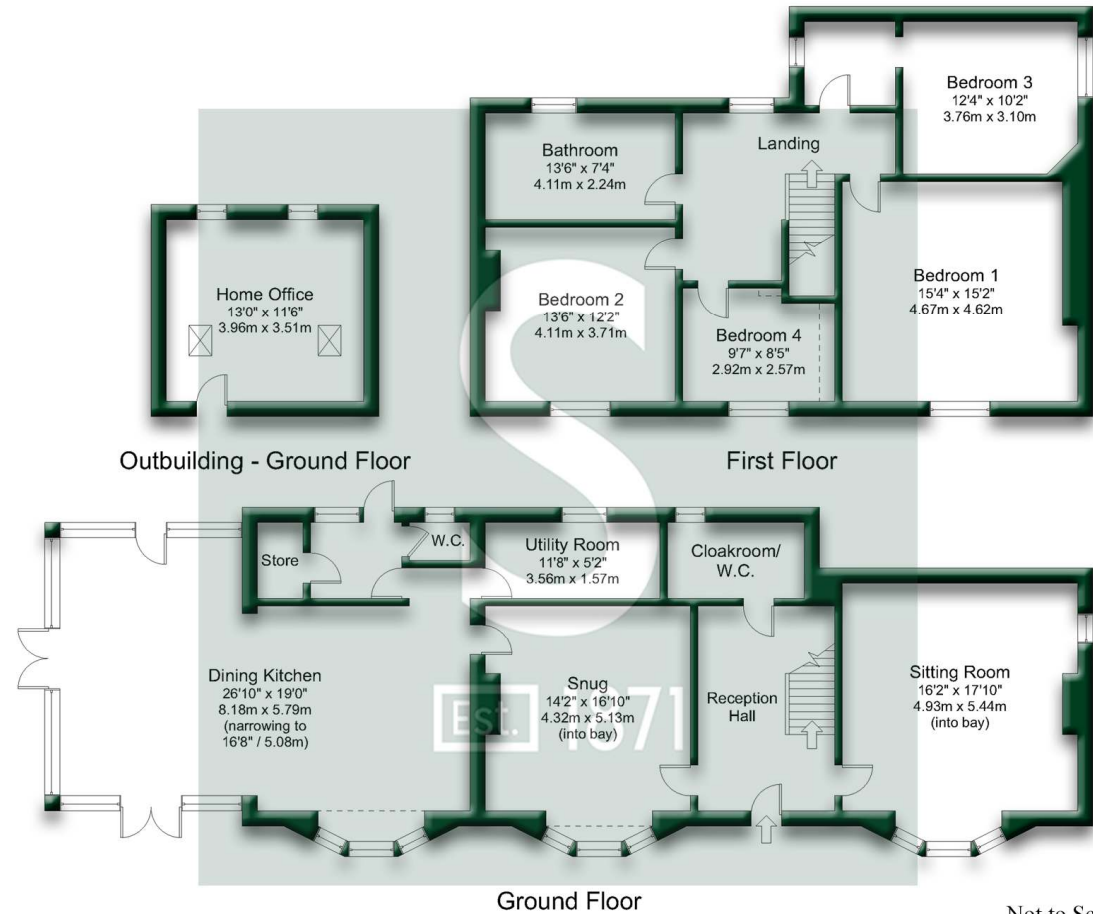
A reception hall with period floor tiling and cloakroom/wc leads off into 2 formal reception rooms (1 with open fire, 1 wood burning stove and both with rural views) and a stunning 26'10" long dining kitchen and orangery enjoying further rural views and featuring underfloor heating, quartz topped central island, oil fired Aga and an integrated dishwasher complemented by a good sized utility room, store room and a 2<sup>nd</sup> cloakroom/wc. The 1<sup>st</sup> floor landing leads off into 4 bedrooms (3 double, 1 single and all with rural views) and a luxuriously appointed bathroom featuring a period style freestanding bath tub, twin wash basins and a separate walk-in shower. Other internal features of note include oil fired radiator central heating and a mix of double and single glazed sash windows.



Externally the larger than average front garden is mainly laid to lawn and paved seating area off the orangery provides access to a walled side garden and a home office (13'0" x 11'6"). Although The Grange currently offers vehicular access to the rear via a shared drive, planning approval is pending to enable the property to benefit from a new independent driveway at the front which would also include consent to erect a detached double garage.







Gross internal floor area excluding Outbuilding (approx.): 189.8 sq m (2,043 sq ft)

Not to Scale.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D		
39-54	E	42   E	
21-38	F		
1-20	G		

## Services

We have been informed by the Vendor that all mains services are connected to the property except gas.

Stephensons  
York  
Haxby  
Knaresborough  
Selby  
Boroughbridge  
Easingwold  
York Auction Centre

01904 625533  
01904 809900  
01423 867700  
01757 706707  
01423 324324  
01347 821145  
01904 489731

## Partners

JF Stephenson MA (Cantab) FRICS FAAV  
IE Reynolds BSc (Est Man) FRICS  
REF Stephenson BSc (Est Man) MRICS FAAV  
NJC Kay BA (Hons) pg dip MRICS  
OJ Newby MNAEA  
JE Reynolds BA (Hons) MRICS  
RL Cordingley BSc FRICS FAAV  
JC Drewniak BA (Hons)

## Associates

CS Hill FNAEA  
N Lawrence

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