



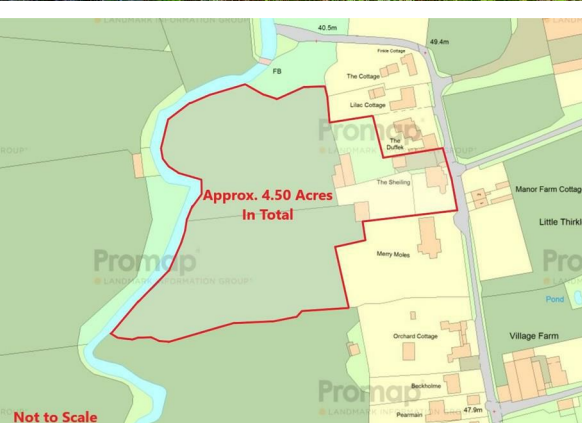
## Little Thirkleby, Thirsk

### Guide Price £799,995

An outstanding equestrian opportunity in around 4.50 acres in an idyllic location around 4 miles south of Thirsk comprising of a characterful 4 bedroom detached period property set in .25 of an acre with extensive parking and a detached double garage complemented by approximately 4.25 acres of adjoining paddocks that include 3 stables, tack room, 2 further stables/field shelters and 2 barns.

\*\*\* NO ONWARD CHAIN \*\*\*





## A Horse Rider's View

The Vendor of the property has kindly offered prospective buyers her view of what Little Thirkleby has to offer fellow horse riders.

"The Sheilings is in an excellent location for horse riding enthusiasts and others to explore the fantastic local countryside on horseback, cycle and foot. There are bridleways directly from the house offering spectacular scenery and miles of varied riding terrain including the forestry tracks, Drover roads, quiet farm tracks and moorland joining the Cleveland Way. There's also an extensive network of off-road bridleways covering miles of stunning riding country leading to Kilburn Woods and the North York Moors.

A large, friendly local riding community and several local riding clubs offer company, schooling, competitions and training facilities including a local all weather arena which is available to hire and only a 10-minute ride from The Sheilings".

(Sheiling - A hut or collection of huts on a seasonal pasture high in the hills, once common in wild or sparsely populated places in Scotland)

## Inside

Providing around 2,327 sq ft of flexible living space and a wealth of period charm and character, the ground floor living accommodation briefly comprises of an entrance porch, 2 formal reception rooms (1 with an open fire, 1 with a wood burning stove) and a conservatory, fabulous snug with exposed beams and wood burning stove, utility room and a fabulous dining kitchen which was remodelled in 2021 by Simply Dutch in Bedale to feature extensive leather effect granite worktops and oak storage units, period style twin sink unit, roof lantern and paddock views. The ground floor also features a versatile study/occasional bedroom with an en-suite shower room leading off the kitchen.

The first floor landing leads off into a generous principal bedroom with fitted wardrobes, paddock views and en-suite shower room, 2 further double bedrooms with fitted wardrobes, study/box room and a luxuriously appointed house bathroom which was also remodelled in 2021.

Other internal features of note include oil fired radiator central heating, double glazing and solar panels supplementing the property's energy supply and providing an income which estimated by the Vendor at around £680 in 2022.

## Outside

The property stands within a plot of around .25 of an acre that features a gated driveway that provides extensive parking and access into a detached brick built double garage with an adjoining store, formal lawned gardens and a delightful secluded paved seating area with pond and paddock views.

The adjoining paddocks extend to approximately 4.25 acres, enjoy a glorious backdrop and include a 1,086 sq ft purpose built 3 stable block with an adjoining tack room and 2 further stables/field shelters complemented by a 2,088 sq ft former agricultural building now used as a multi-purpose barn and fold yard.

## Services

We have been advised by the vendor that mains water and electricity are connected to the property, mains gas is currently unavailable in this location and drainage is by way of a private septic tank.

## Energy Efficiency

This property's current energy rating is E (54) and has the potential to be improved to an EPC of B (87).

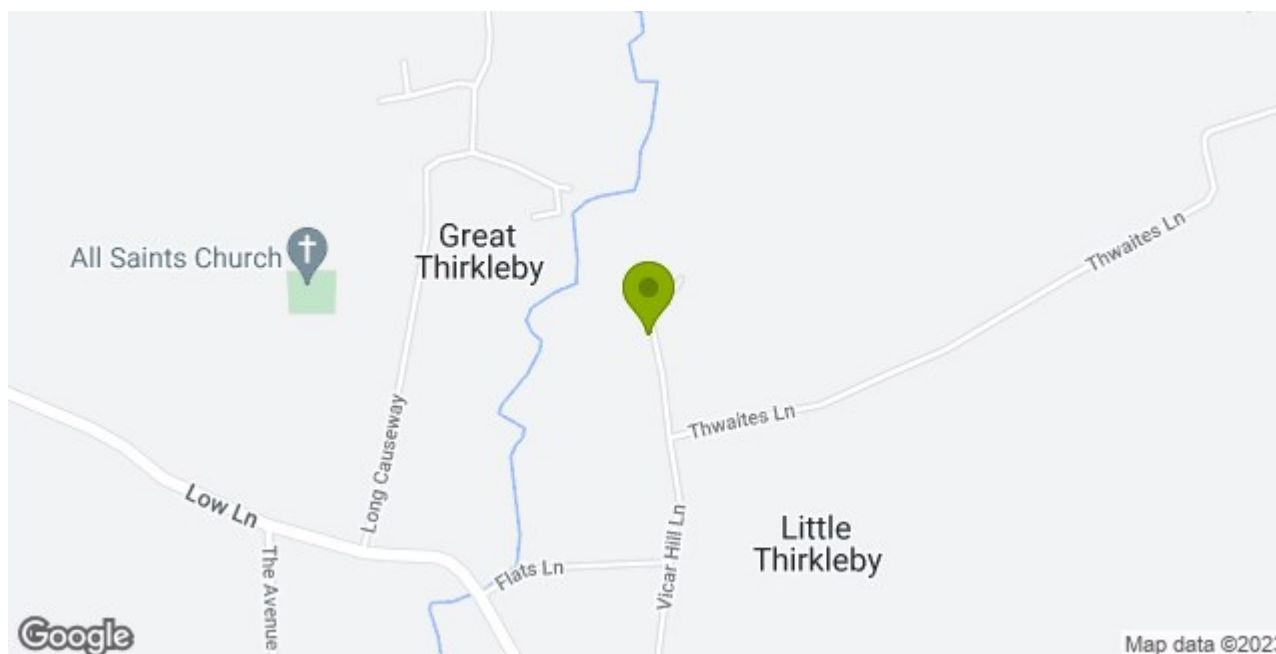
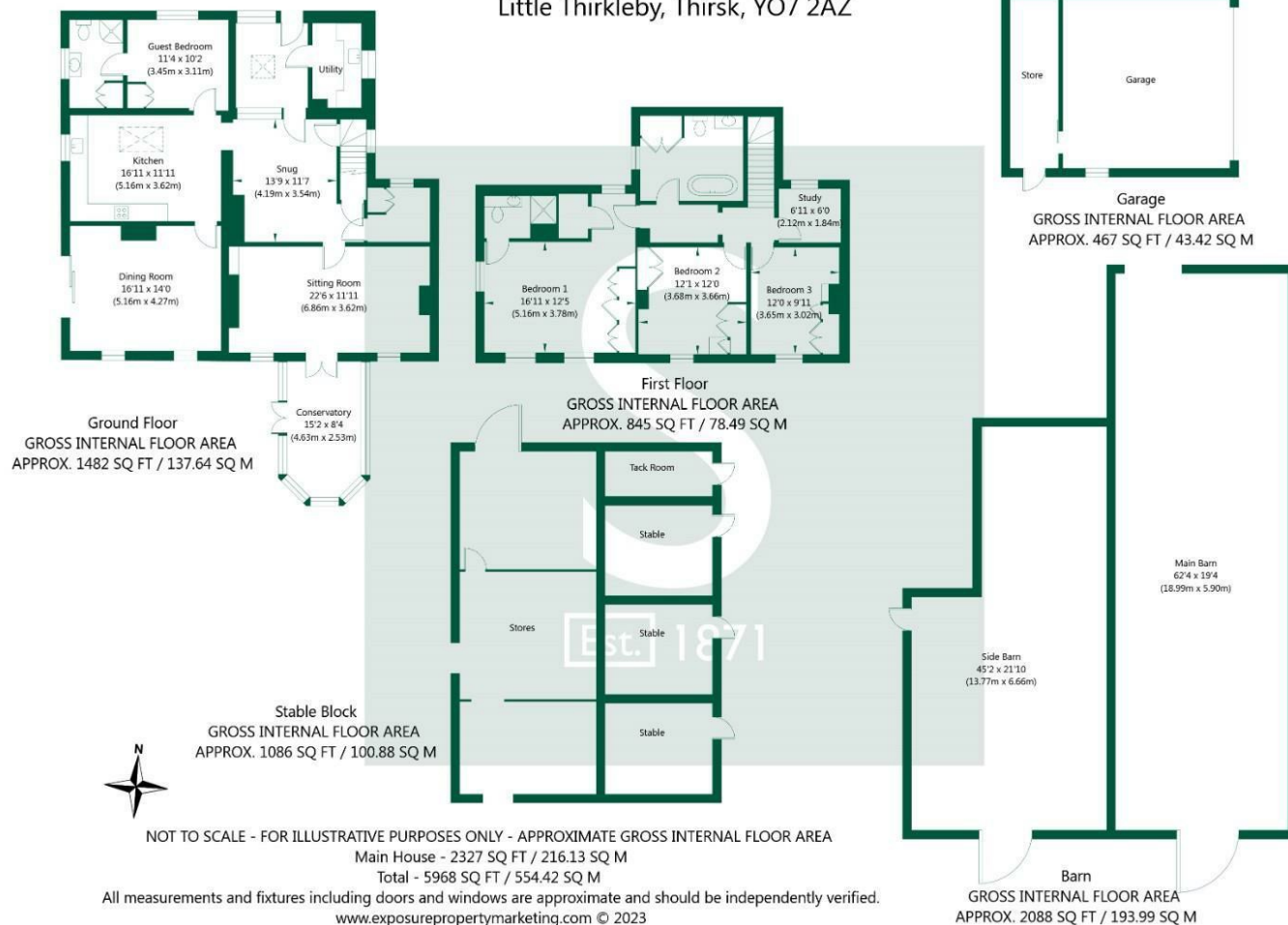
## Council Tax

This property sits within North Yorkshire Council and is in the tax band of F. The postcode for the property is YO7 2AZ.

## Tenure

We have been informed by the vendor that the property is freehold.

## Little Thirkleby, Thirsk, YO7 2AZ



### Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

### Partners

J F Stephenson MA (cantab) FRICS FAAV  
I E Reynolds BSc (Est Man) FRICS  
R E F Stephenson BSc (Est Man) MRICS FAAV  
N J C Kay BA (Hons) pg dip MRICS  
O J Newby MNAEA  
J E Reynolds BA (Hons) MRICS  
R L Cordingley BSc FRICS FAAV  
J C Drewniak BA (Hons)

### Associates

CS Hill FNAEA  
N Lawrence

