

Leake Lane, Thirsk YO7 4BL

£700,000

**Stephensons**  
estate agents & chartered surveyors



A substantial 3 bedroom detached property in an idyllic rural location just over half a mile off the A19, 5 miles west of Northallerton and 6 miles north of Thirsk. Standing within approx. 1.85 acres and providing around 2,696 sq ft (250 sq m) of flexible living space the property also comes with a 1 bedroom self-contained annexe, double garage and approx. 981 sq ft (91.14 sq m) of outbuildings, complemented by formal gardens and an adjoining paddock.

Tenure: Freehold  
 Services/Utilities: Electricity & Water are understood to be connected with sewerage by way of a septic tank.  
 Broadband: Up to 76 Mbps\* download speed  
 EPC Rating: House - F - 29 Annexe - F - 35  
 Council Tax: F and A - North Yorkshire Council  
 Current Planning Permission: No current valid planning permissions

\*Download speeds vary by broadband providers so please check with them before purchasing.



An entrance porch opens into a reception hall with cloakroom/wc and doors leading off into a study, 20'9" (6.32m) long dual aspect sitting room with open fire, formal dining room and a stylish dining kitchen with granite worktops and integrated appliances (Rangemaster electric range, dishwasher, fridge and freezer) complemented by an adjoining utility room.

The first floor landing leads off into a dual aspect primary bedroom with fitted wardrobes, far reaching rural views and an en-suite shower room presenting a buyer with an opportunity to update, replace and restyle to their own taste. The first floor also provides 2 further double bedrooms (1 with fitted wardrobes) and a stylish family bathroom with both bath and separate walk-in shower.

Other internal features of note include an LPG fired central heating system (new boiler in 2024) and double glazing.

**THE ANNEXE**

The self-contained annexe (with its own independent access to the left of the double garage) features a hallway, open plan living area with open views and a stylish kitchen with integrated appliances (oven, hob, dishwasher, fridge and freezer) complemented by a double bedroom, shower room and sliding double glazed doors off the living room allowing access out onto a delightful south facing terrace with rural views.

It should also be noted that the annexe currently has its own Council Tax Band rating of A.

Externally an electric gated driveway provides generous parking and access into a double garage and the formal south facing rear garden enjoys glorious far reaching rural views.

The property features approx. 981 sq ft (91.14 sq m) of outbuildings that include a purpose built kennel, 4 stables, covered 690 sq ft (64 sq m) yard plus a wildlife pond and a 1,200 sq ft (111 sq m) dutch barn and around 1.45 acres of adjoining paddocks.

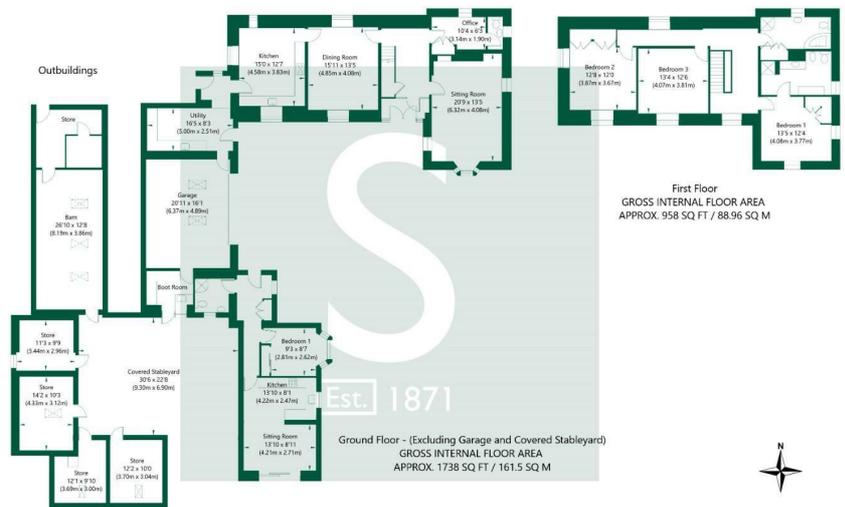
**AGENTS NOTE**

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Leake Lane, Nether Silton, York, YO7 4BL



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2696 SQ FT / 250.46 SQ M - (Excluding Garage, Covered Stableyard and Outbuildings)  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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