



Nether Silton, Thirsk

Guide Price £700,000

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.

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Inside

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.

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.

Outside

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.

Tenure

Freehold

Services/Utilities

Mains electricity and water are understood to be connected with sewerage by way of a septic tank.

Broadband Coverage

Up to * Mbps download speed

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

EPC Rating

House - F - 29

Annexe - F - 35

Council Tax

F and A - North Yorkshire Council

Current Planning Permissions

No current valid planning permissions

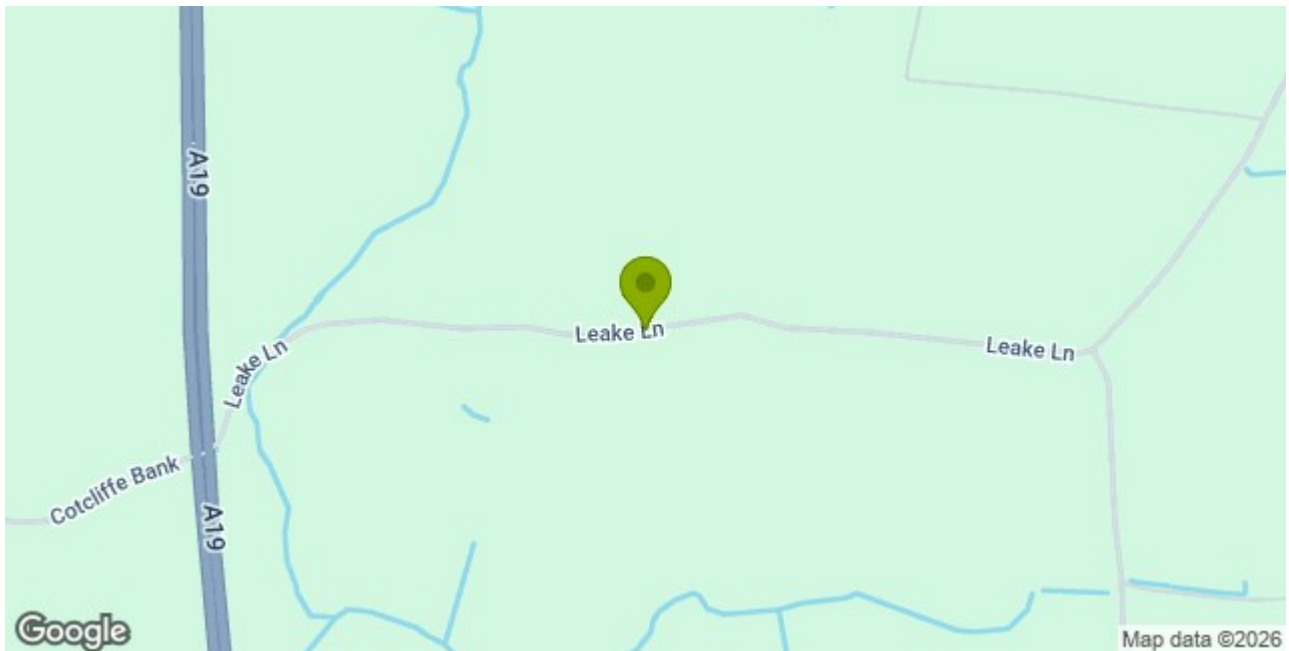
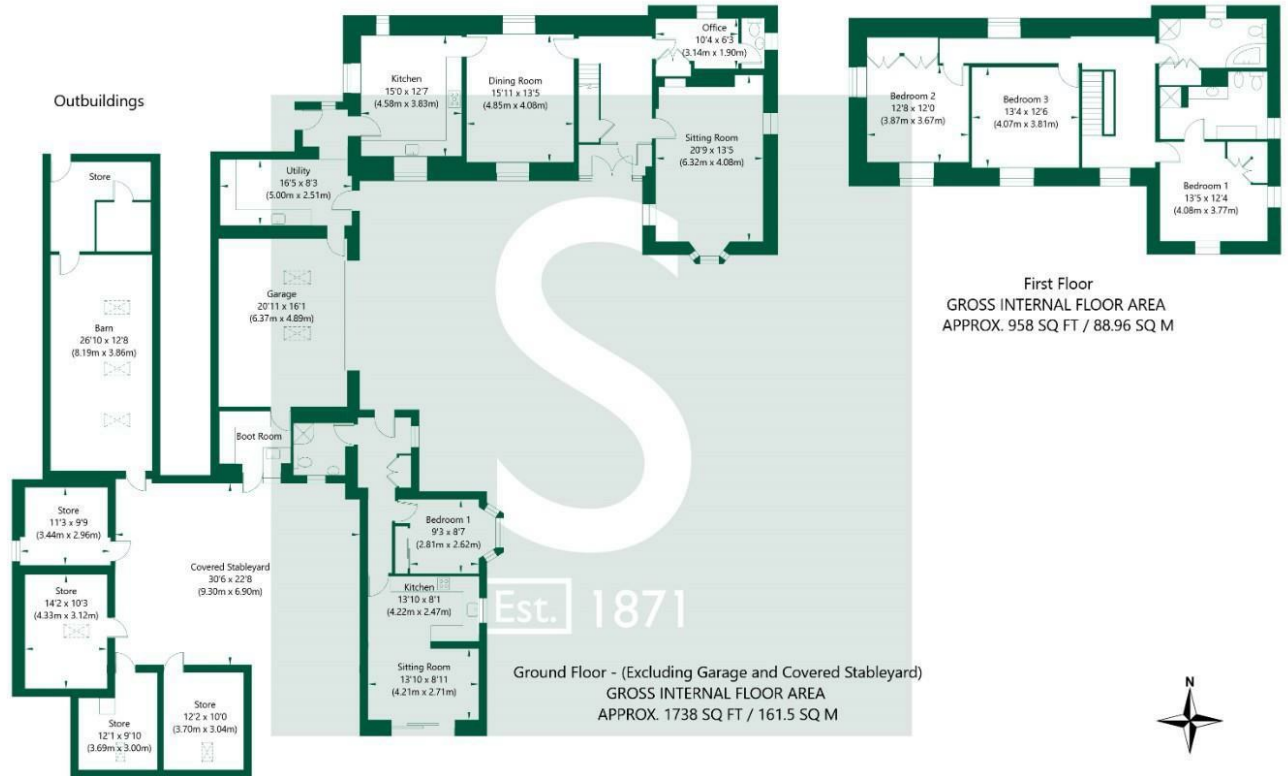
Imagery Disclaimer

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Viewings

Strictly via the selling agent - Stephensons Estate Agents, Easingwold

Leake Lane, Nether Silton, York, YO7 4BL



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