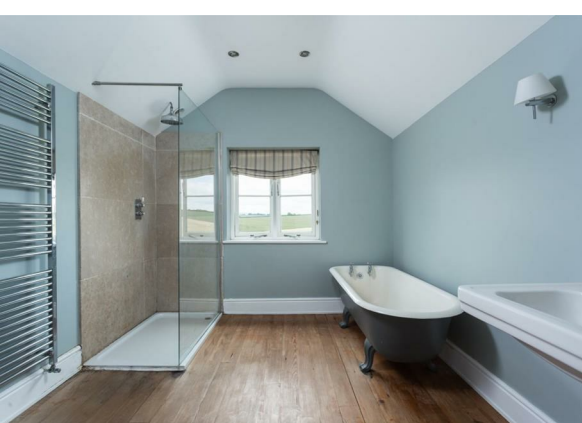




Sessay, Thirsk Guide Price £775,000

With origins dating back to the 1850s, this beautifully presented 4 bedroom detached cottage has been thoughtfully extended and enhanced over time to create an exceptionally spacious family home with over 2,900 sq ft of flexible living space. Discreetly positioned on the rural fringes of Sessay the cottage features 2 luxurious en-suites and no less than 4 multi fuel stoves to complement 3 formal reception rooms a stunning 29'10" (9.09m) long dining kitchen and living room plus a study.

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Inside

An entrance lobby opens into a fabulous reception/dining hall with impressive fireplace, wood burning stove and latch doors leading off into a charming snug with wood burning stove, study and a large sitting room with underfloor heating, contemporary wood burning stove and bi-folding doors allowing access out onto a secluded paved seating area.

The stunning 29'10" (9.09m) long L-shaped dining kitchen and living room features a terracotta tiled floor, 4th wood burning stove in the cosy living area and a superbly appointed kitchen featuring an electric Aga, custom made granite worktops and generous storage, walk-in pantry and a substantial granite topped central island with dining bar complemented by a touch control hob and a fan assisted double oven and grill.

The ground floor also provides a cloakroom/wc and useful laundry room with timber worktops and further storage.

The first floor landing features a high vaulted ceiling, exposed beams and latch doors leading off into a fabulous 30'0" (9.14m) long dual aspect master bedroom suite with fitted wardrobes, dressing room with a walk-in wardrobe and a luscious en-suite bathroom with freestanding roll top bath tub, separate walk-in shower and far reaching rural views. The guest bedroom also features fitted wardrobes and an en-suite shower room while 2 further double bedrooms (1 with built-in wardrobes) are served by a stylish house bathroom complete with a larger than average spa bath.

Other internal features of note include an oil fired central heating system and a mix of both timber framed and upvc double glazing.

Outside

A gated gravel driveway provides generous parking for numerous vehicles and access into a single garage. The larger than average rear garden is mainly laid to lawn with 2 expansive paved seating areas, summerhouse and hedgerow boundaries with open fields beyond.

Tenure

Freehold

Services/Utilities

Electricity, water and sewerage are understood to be connected.

Broadband Coverage

Up to 76* Mbps download speed

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

EPC Rating

C - 69

Council Tax

F - North Yorkshire Council

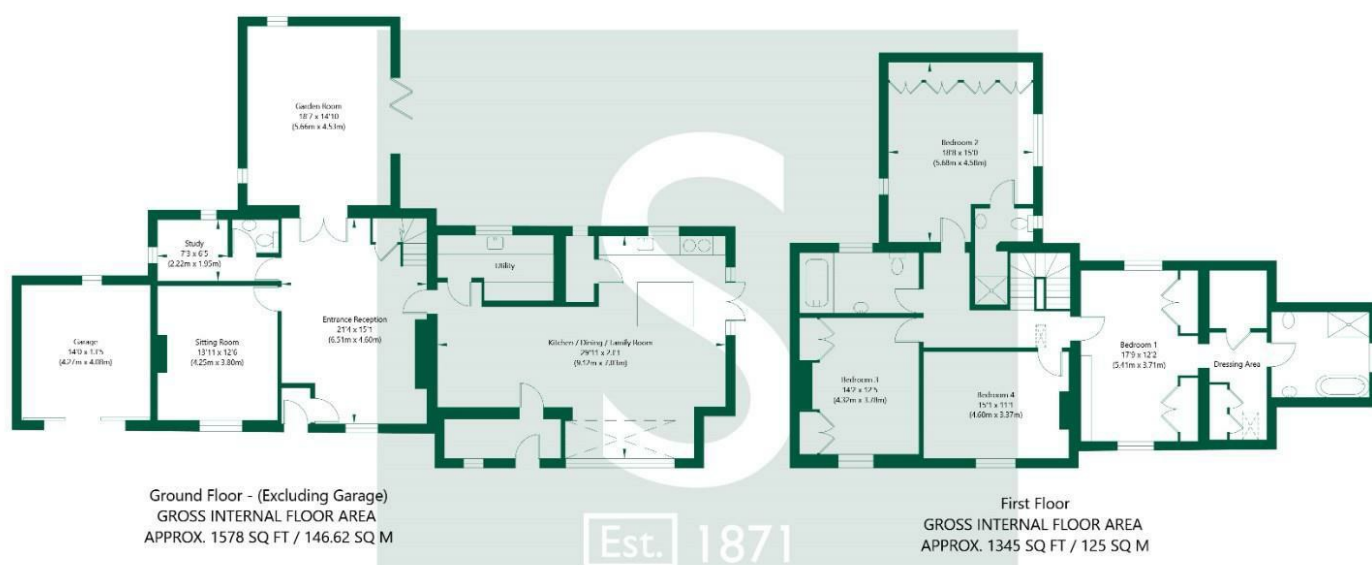
Current Planning Permissions

No current valid planning permissions

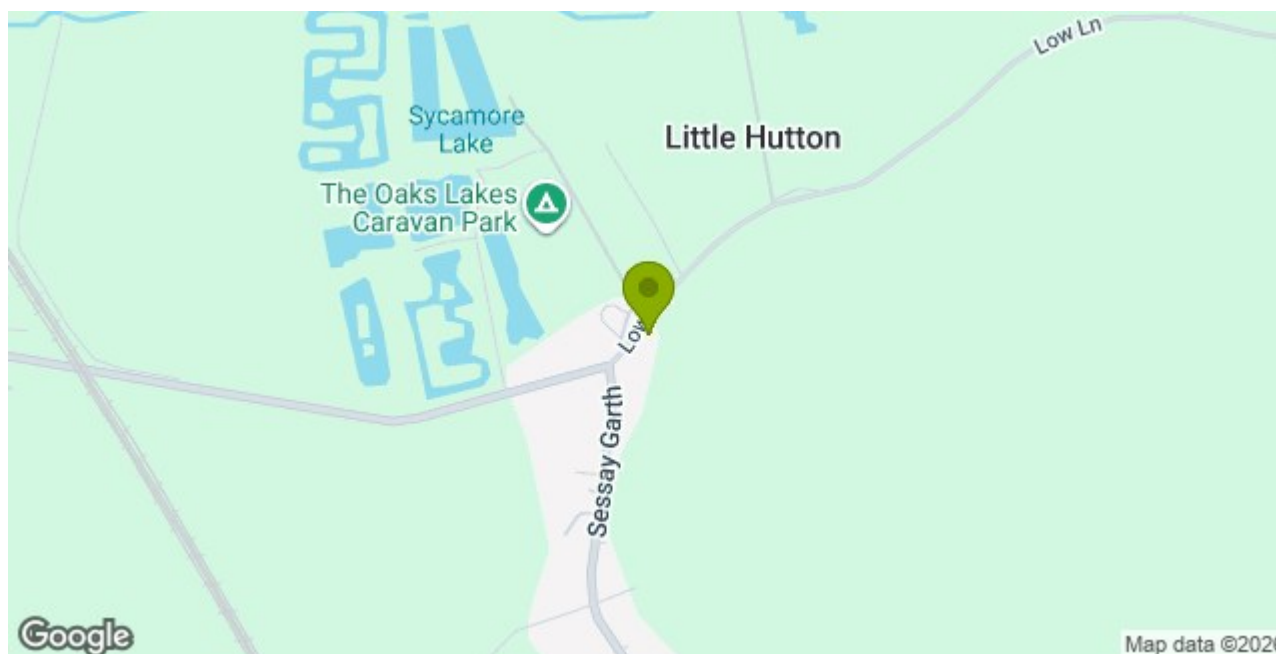
Viewings

Strictly via the selling agent - Stephensons Estate Agents, Easingwold

Low Lane, Sessay, York, YO7 3BG



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2923 SQ FT / 271.62 SQ M - (Excluding Garage)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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