



Dishforth, Thirsk

£750,000

Stephensons
estate agents & chartered surveyors

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Dishforth,
Thirsk YO7 3JU

Est. 1871

£750,000

**** NO ONWARD CHAIN ****

A stunning, period, barn conversion combining contemporary living with a wealth of original period features and offering substantial four bedroom, three reception room accommodation, with double garage and private south facing gardens.

A quite stunning period barn conversion, set in the heart of Dishforth offering spacious, four bedroom, family living accommodation with a wealth of original period features.

The property enjoys a private and generous south facing rear garden and features a stunning Inglenook fireplace to the lounge with exposed beamed ceiling throughout the ground floor reception rooms.

Dishforth is an ever popular village offering quick and easy access to the A1 motorway opening up all the major business districts of South Yorkshire and Teeside.

The property is entered into a side entrance hall with stone flagged flooring and beamed ceiling. There is a downstairs cloakroom featuring a contemporary W.C., and wash hand basin with mounted cloaks rails and stone flagged flooring. The hall leads through into a substantial dining room with exposed pine flooring and matching arched doors to the rear elevation leading out to the garden. There is a staircase leading to the first floor and the dining room features a stunning exposed beamed ceiling.

The principal reception room is a central lounge having a superb Inglenook fireplace with cast iron stove and lighting. Two further arched patio doors overlook the rear gardens, and there is a television aerial point, exposed pine flooring and a continuation of the beamed ceiling.



Tenure: Freehold
Services/Utilities: All mains and services are understood to be connected
Broadband Coverage: Up to 76* Mbps download speed
Council Tax: F - North Yorkshire Council
EPC: C (74)
Current Planning Permission: No current valid planning permissions

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



Beyond the lounge is a snug/playroom which has built-in storage cupboards, in addition to French doors to the side and rear elevation opening out onto the rear decking. The snug features a vaulted ceiling with ceiling down lighters.

The property's kitchen is located at the front of the house having a range of solid wood and hand crafted low level cupboards with Granite worktops and inset Belfast sink unit. There is an additional range of high level storage cupboards including a bespoke, double fronted larder unit with adjoining bi-fold display cabinet.

The kitchen includes a gas fired Aga set in a tile surround with separate 2-point ceramic hob unit. There is an integrated dishwasher and central serving island with Granite breakfast bar. The kitchen features a stable-style side entrance door with French doors leading out onto the side garden beyond. There is Quarry tiled flooring and a feature vaulted ceiling with exposed beam and ceiling down lighters.

The ground floor accommodation is completed by a separate utility room having additional low level storage cupboards with bespoke display housing the washing machine and tumble dryer. The utility room includes a pressurised hot water cylinder, mounted central heating boiler and tiled flooring. There is underfloor heating throughout both the ground and first floor.

The landing services the entirety of the first floor accommodation having a vaulted ceiling with feature exposed beam and flooring.

The property features a stunning master bedroom suite with a walk-in dressing room and en-suite shower room having a low flush W.C., circular wash hand basin and walk-in shower cubicle with tiled splashbacks. There is a bespoke, permeable floor and walled surround in addition to a heated towel and ceiling down lighters. The en-suite also features a vaulted roof with an exposed wall and uprighters.

Within the property are three further, generous bedrooms with exposed flooring and beamed ceilings.

Finally, there is a house bathroom having a low flush W.C., wash hand basin set in a vanity surround with Granite worktop and free-standing, roll top bath. The bathroom includes a separate shower cubicle with tiled splashbacks as well as a heated towel rail, extractor fan, ceiling down lighters and loft hatch.



The property is set within a bespoke development of luxury conversions, with The Granary being set back from the main street with access via a gravelled driveway onto a side hardstanding which provides off street parking for numerous vehicles.

Included within the sale are twin garages being of stone and tile construction, and both with up and over garage doors, light and power.

An outside water tap is located off the side elevation, and there is gated access through to the rear.

One of the property's outstanding features is the stunning completely private, south facing rear garden which creates the ideal family environment.

Adjoining the rear elevation is a flagged patio and decking, ideal for outside entertaining, an extension of the internal living accommodation.

The garden is set across two levels, being extensively lawned featuring a raised covered pergola and children's play area with artificial grass.

There is a "secret" side, courtyard garden with ornamental pond, in addition to a number of raised vegetable beds.

A timber-built summer house and separate shed are both included within the sale.

The property is fully enclosed to all sides by stone built walled boundaries, both children and pet proof.

An early inspection is recommended to appreciate the true quality of both the internal and external accommodation on offer.



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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2289 SQ FT / 212.63 SQ M - (Excluding Garage & Summer House)
All measurements and fixtures including doors and windows are approximate and should be independently verified.

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