Dishforth
Guide Price £395,000

*** PERIOD FEATURES ***

A unique opportunity to acquire this former school, expertly converted to balance period charm with contemporary living. The property offers three bedrooms, a generous sitting room and a stunning open-plan dining kitchen, all presented with exceptional style and attention to detail.

Accommodation

The property is entered into a charming main hall with solid oak flooring, which extends throughout the property to service all rooms.

Off the hall lies a tasteful and generously sized sitting room featuring a centrally positioned log burner and windows overlooking the front courtyard.

To the rear of the property is the impressive open-plan kitchen and dining area which features stone-paved flooring throughout, with a range of high and low-level storage cupboards to two sides and a central island with four person breakfast bar. In the kitchen, there are a variety of integrated appliances, to include a Smeg range cooker, fridge, freezer, microwave, dishwasher and washing machine. Quartz worktops, timber finishes, bespoke stylish lighting with built-in wine racks enhance the unique feel, while a set of French doors open directly into the rear garden beyond.

The principal bedroom is well appointed, showcasing a striking exposed stone wall paired with panelled walling opposite, and it offers ample space for freestanding storage units.

Bedroom two is a generous double, positioned to the rear of the property, featuring triple windows allowing for great natural light and two useful alcoves ideal for freestanding storage. Bedroom three, also positioned to the side, works perfectly as a separate bedroom or kept in its current use as a home office/study.

The modern house bathroom includes marble tiled flooring with underfloor heating, half-height timber wainscoting and includes, a washbasin with fitted storage, a low-flush WC, a standalone bath, and a walk-in shower with full-height tiled splash backs with twin glass screens. Completing the bathroom are the smart ceiling down lighters which have multiple dimming levels.

To The Outside

To the front of the property is an enclosed front courtyard and to the rear is a private garden which features a mix of paved patio and artificial grass, and includes an original arch gateway, hot tub, purpose built timber pergola with dedicated log store and a fitted shed. The garden benefits from plenty of natural light, with views toward the Hambleton Hills and the White Horse at Kilburn. Leading off the rear garden is the properties two off street parking spaces which sit conveniently to the back of the property.

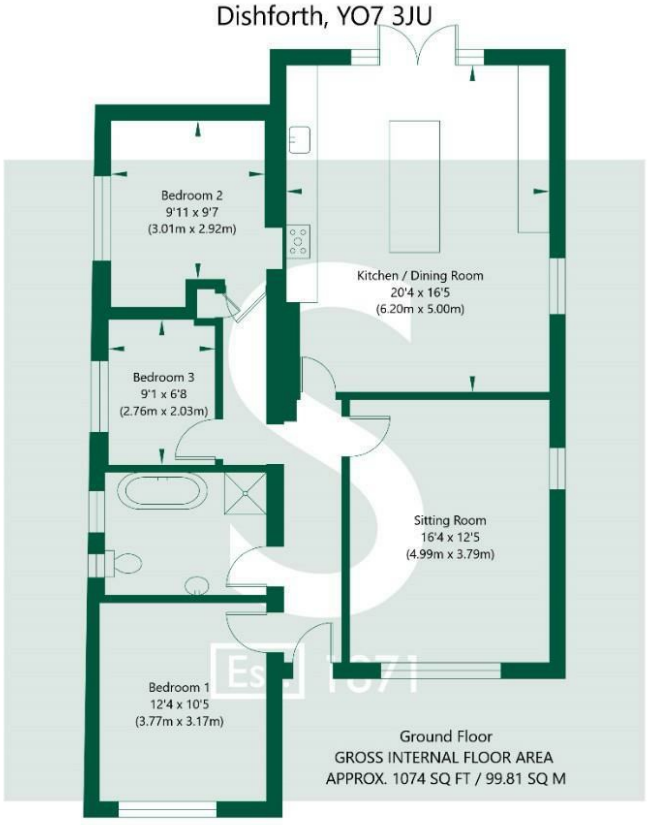
Energy Efficiency

The property's current energy rating is D (57) and has the potential to be improved to an EPC rating of C (78).

Additional Information

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

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



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1074 SQ FT / 99.81 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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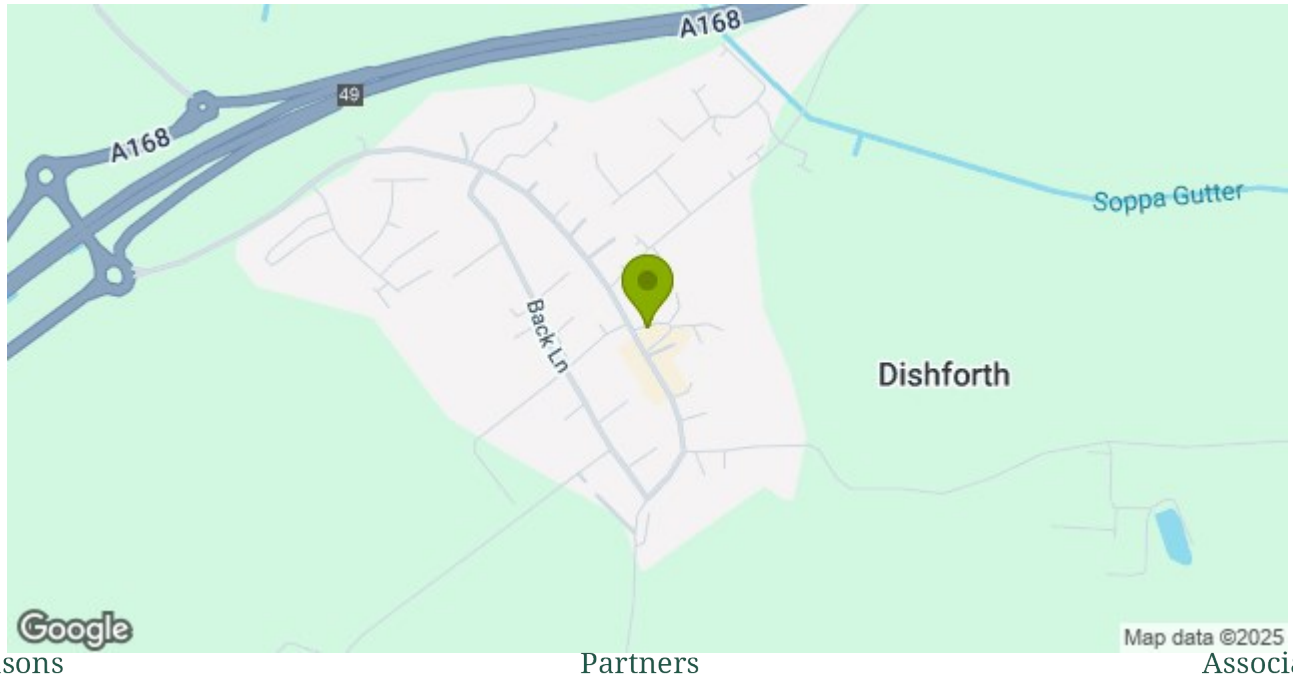

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