



## Copper Beeches Sessay

Thirsk, YO7 3BE

**£550,000**

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A BEAUTIFULLY APPOINTED FOUR BEDROOM FAMILY HOME BUILT IN 1990 AND EXTENDING TO AROUND 1,500 SQ FT ALL SET WITHIN APPROXIMATELY 0.27 ACRES, ENJOYING A SOUTH WEST FACING REAR ASPECT AND FAR REACHING FRONT VIEWS TOWARDS THE WHITE HORSE. THE PROPERTY OFFERS GENEROUS, VERSATILE LIVING SPACE, EXTENSIVE PARKING AND A DOUBLE GARAGE, TOGETHER WITH IMPRESSIVE OUTBUILDINGS INCLUDING A WORKSHOP/OFFICE/BAR AND A SEPARATE SUMMER HOUSE. THE SIZEABLE PLOT PROVIDES EXCELLENT POTENTIAL FOR FURTHER EXTENSION OR RECONFIGURATION, SUBJECT TO THE NECESSARY CONSENTS

Mileages: Easingwold - 8 miles, Thirsk - 6.5 miles, Boroughbridge - 9 miles (Distances Approximate).

With Double Glazing and LPG Central Heating.

Reception Hall, Sitting Room, Dining Room, Kitchen/Breakfast Room, Garden Room, Utility, Study, Cloakroom/WC

Principal Bedroom with Ensuite Shower Room, 3 Further Bedrooms, 4 Piece Family Bathroom

Outside - Generous Driveway, Double Garage, Workshop, Summer House, Storage Shed, Mature Well Tended, Part Walled Front and Rear Gardens, Allocated Parking.

A PVC part glazed entrance door with adjoining matching side panel opens from an OUTBUILT PORCH into an inviting reception hall, where a turned staircase rises to the first floor with a useful under the stairs storage cupboard below. To one side a timber door leads to;

A STUDY enjoying natural light from a PVC double glazed side window.

A further timber door opens into KITCHEN/BREAKFAST ROOM, fitted with a contemporary range of modern light grey gloss wall and base units complemented by granite effect work surfaces and matching up stands. A ceramic sink with chrome mixer tap sits beneath a PVC window with pleasant garden views to the rear. Quality Neff integrated appliances include an induction hob with stainless steel chimney style extractor above, and Neff oven to the side, space and plumbing for a dishwasher and space for a freestanding fridge/freezer. Similar work surfaces extend to form a practical corner breakfast bar to the side. An adjoining timber door leads into the:

UTILITY ROOM, offering additional work surfaces with matching up stands, plumbing and space for both a washing machine and separate dryer, stainless steel sink beneath a PVC window, and a PVC side door leads out to the driveway.

Off the utility is a CLOAKROOM/WC, fitted with a low suite WC and frosted window.

SITTING ROOM well proportioned with timber effect flooring, featuring a boxed bay window overlooking the generous front garden, with far reaching views across the cricket pitch and glimpses of open countryside towards the White Horse. A further window enhances the natural light, while a striking double sided cast iron wood burning stove with floating timber mantle provides a charming focal point.

An archway leads into a neatly appointed DINING ROOM, the timber effect flooring flows through and benefits with the double sided cast wood burning stove from the sitting room.

Sliding PVC doors open into a generous GARDEN ROOM with a vaulted, boarded ceiling with insulated roof for all year round use. French doors provide direct access to the side patio and gardens beyond.

From the reception room stairs rise to the FIRST FLOOR LANDING with loft hatch access and doors leading to all principal rooms.

The PRINCIPAL BEDROOM enjoys fitted wardrobes behind sliding timber doors, offering both shelving and hanging space. A PVC window provides pleasant views over the rear garden and beyond to paddock land.

A sliding door leads to the EN SUITE SHOWER ROOM, fitted with a corner shower enclosure featuring thermostatically controlled rain shower and handheld attachment, surrounded by aqua panelled walls and curved Perspex sliding doors. There is a low suite WC, pedestal wash basin beneath a frosted window, full tiled walls, and a generous storage cupboard with useful shelving.

BEDROOM TWO enjoys an elevated front aspect with views towards the cricket pitch and countryside beyond.





BEDROOM THREE overlooks the rear garden.

BEDROOM FOUR is a single bedroom and lends itself to a study or occasional bedroom and benefits from sliding wardrobes with shelving and hanging rails.

The FAMILY BATHROOM is fitted with a four piece white suite and has predominantly tiled walls. It includes a panel bath with chrome mixer tap, a corner shower with thermostatic control, rain shower, hand held hose and curved sliding doors, a low suite WC, and a pedestal wash basin. A generous airing cupboard with timber door provides useful storage.

OUTSIDE the property is approached via a generous tarmac driveway bordered by wood bark chipped beds with planters, adjoining a substantial lawn framed by a pleasant brick wall. Slate chippings and a pond sits to one side, along with gravelled storage areas. The driveway provides ample off street parking and in turn leads to a DOUBLE GARAGE (19ft 4 x 18ft 11), with dual metal up and over door, power, light and additional storage to the roof void.

A timber five bar gate leads to the south west facing rear garden, fully enclosed and thoughtfully landscaped. Behind the garage is a practical storage area housing the LPG tank, bin storage, a greenhouse, and a generous metal shed with sliding doors.

Further bark chipped planters and neatly clipped trees and hedging frame the rear where post and wire fencing provides an attractive outlook across an neighbouring paddock.

A substantial timber WORKSHOP/OFFICE/BAR (19ft x 12ft) very much in keeping with current trends provides excellent versatility including a home office, bar or gym.

To one side stands a charming SUMMER HOUSE (13ft x 8ft) of timber construction, painted in Royal Air Force blue with windows and doors to both the front and side, it offers excellent versatility as a home office or occasional Annexe, adjoining a neatly appointed timber decked area to the front.

LOCATION - Sessay has a vibrant community which revolves around the Village Hall, cricket field, Sports Hall and Bowls Club. At the opposite end of the village alongside St Cuthbert's Church is a Church of England primary school serving the local community.

POSTCODE - YO7 3BE

COUNCIL TAX BAND - F

TENURE - Freehold

SERVICES - Mains water, electricity and drainage, with LPG central heating.

DIRECTIONS – From our central Easingwold office head north along Long Street and continue straight at the mini roundabout onto Thirsk Road. Follow the road to the main roundabout and take the right turn onto the A19 towards Thirsk. Continue for a short distance before turning left onto the lane signposted for Hutton Sessay. Follow this road as it leads into Sessay, then turn right into the village itself. Continue past the cricket ground, where Copper Beeches can be found on the left hand side shortly after.

VIEWING - Strictly by prior appointment through the selling agents, Churchills Tel: 01347 822800 - Email: [easingwold@churchillsyork.com](mailto:easingwold@churchillsyork.com).

AGENTS NOTE: - To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct identity checks on all customers involved in the sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details



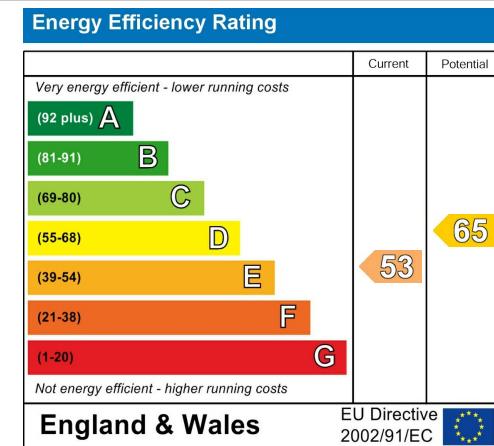
## FLOOR PLAN



## LOCATION



## EPC



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