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ESTATE AGENTS

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Thornlands

, Easingwold, YO61 3QQ

£525,000





## Thornlands , Easingwold, YO61 3QQ

STYLE - Detached Home Situated on Exclusive Development with Views Towards Crayke

HIGHLIGHTS - Generous, Versatile Living Spaces, Modern Kitchen, Three Bedrooms, Extended Creating a Boot Room and Garden Room. Stunning South Facing Garden with BBQ Hut. Garage.

THREE WORDS - DON'T MISS OUT!

### EASINGWOLD HOME WITH OPEN VIEWS

Welcome to Thornlands, Easingwold YO61 – a rare gem nestled within a small and exclusive development where properties seldom grace the market. This lovely detached home offers a harmonious blend of elegance and comfort, set against the backdrop of open countryside and views towards picturesque Crayke. Situated on the peaceful periphery of Easingwold, yet within a leisurely stroll to the vibrant market place, this property promises a lifestyle of tranquillity and convenience.

The current vendors have extended creating a useful boot room, and added a versatile outdoor room with power used as a home office /guest room with wc.

### STEP INSIDE

Step inside to discover an inviting entrance hall, complete with a cloakroom/utility leading to a convenient WC. The sitting room is a haven of light and airiness, featuring a charming bow window to the front, offering ample space for cosy seating around a delightful fireplace. The dining room seamlessly flows into a versatile garden room, creating a sociable space perfect for entertaining or relaxation.

The heart of the home is a fully fitted modern kitchen, equipped with all the mod cons for the contemporary chef. Adjacent is a practical boot room with underfloor heating, ideal for drying dogs after a wintery walk and leaving muddy wellies after countryside adventures. A dedicated home study provides a quiet retreat for work or study.

### UPSTAIRS

Ascending to the first floor, the master bedroom offers a serene retreat with an ensuite shower and sink. The second double bedroom features a dressing area with built in cupboards, while a third bedroom and a contemporary family bathroom complete this level.







## OUTSIDE

Outside, the property truly shines with its impressive south-facing garden, offering open views towards Crayke and the surrounding countryside. The garden is a paradise for outdoor enthusiasts, featuring a paved alfresco terrace, a decked seating area, and a charming BBQ hut enhance the outdoor experience. The current vendors have thoughtfully added a home office/guest room with WC and power, enhancing the property's versatility.

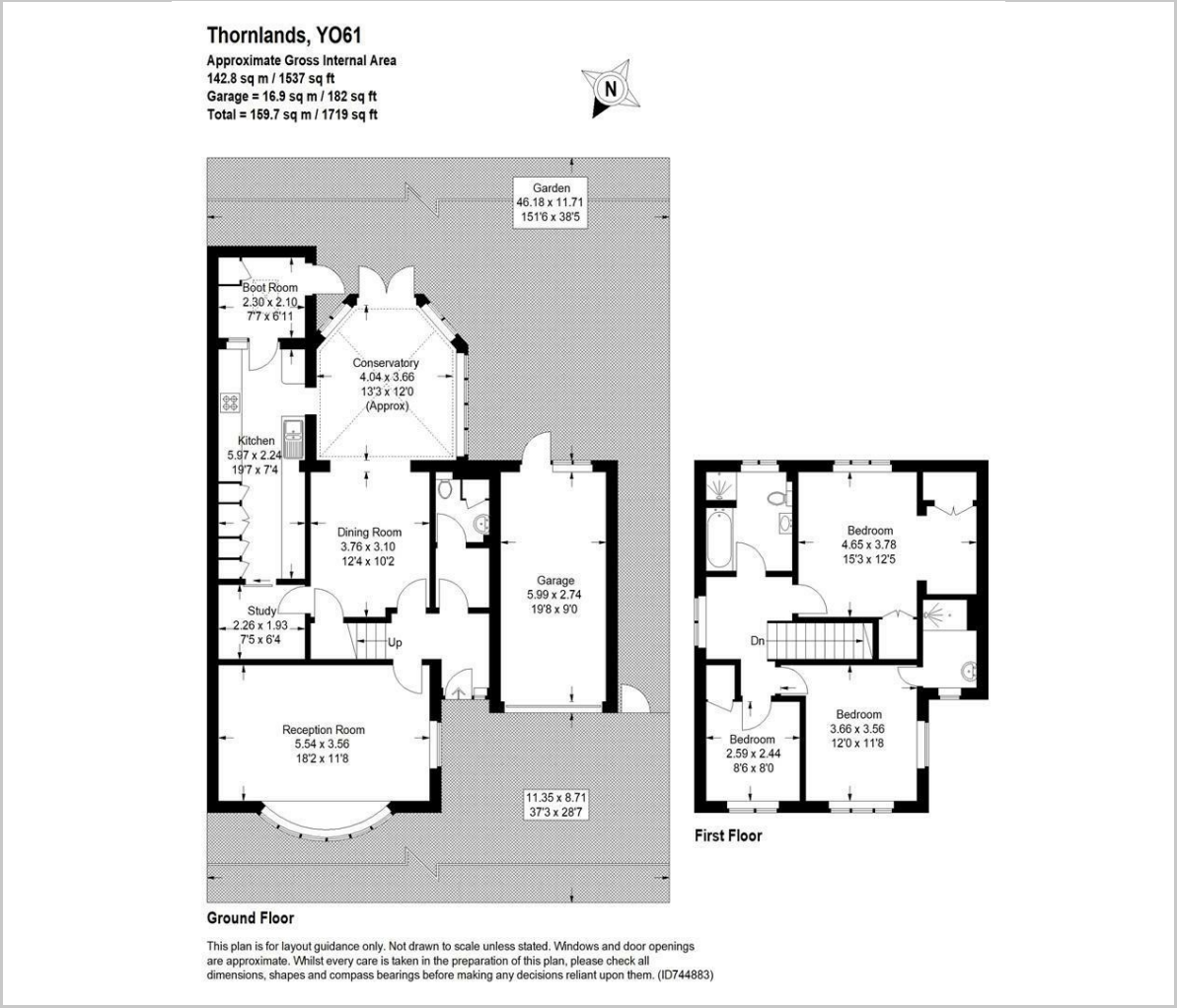
## GARAGE

With power and lighting. Access door to the rear.





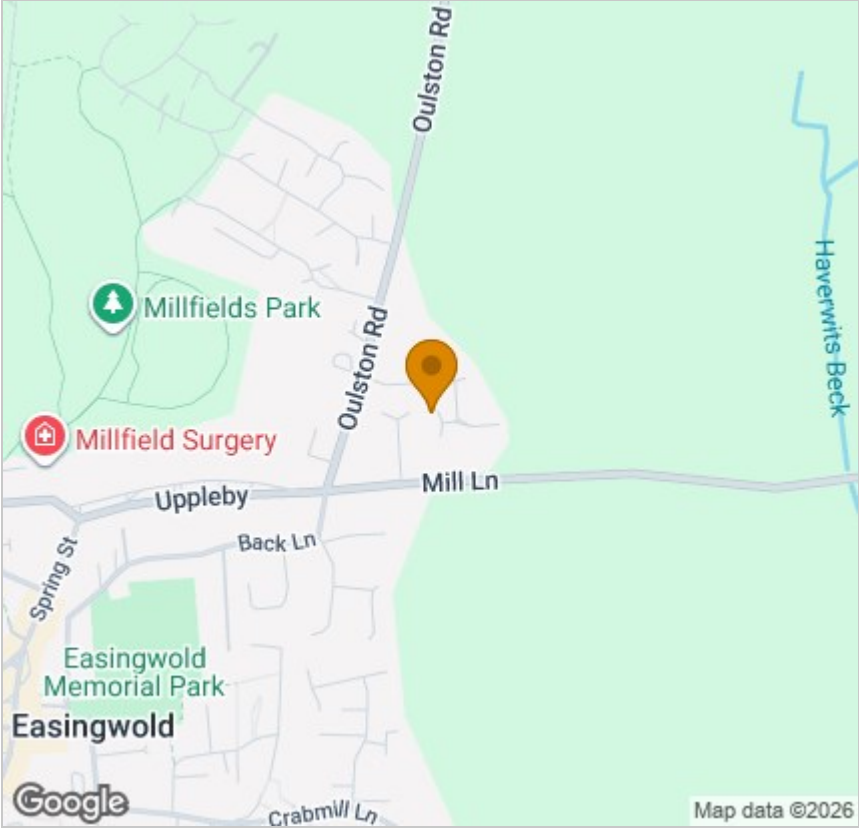
Floor Plan



Viewing

Please contact our Emsley Mavor Estate Agents Office on 01347823579 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



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