



Thornlands
, Easingwold, YO61 3QQ

£525,000



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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

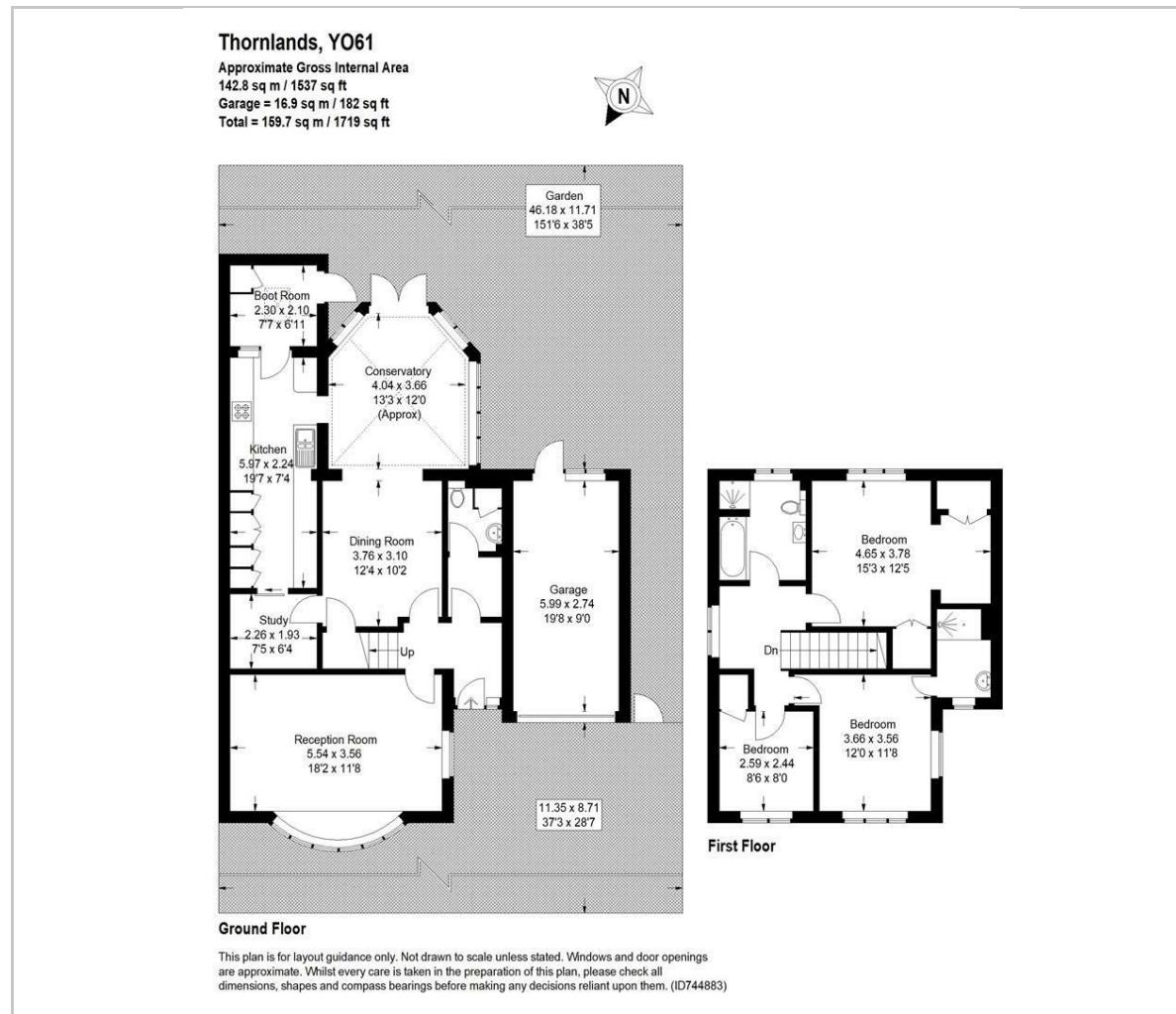
Outside, the property truly shines with its impressive south-facing garden, offering open views towards Crayke and the surrounding countryside. The garden is a paradise for outdoor enthusiasts, featuring a paved alfresco terrace, a decked seating area, and a charming BBQ hut enhance the outdoor experience.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

GARAGE

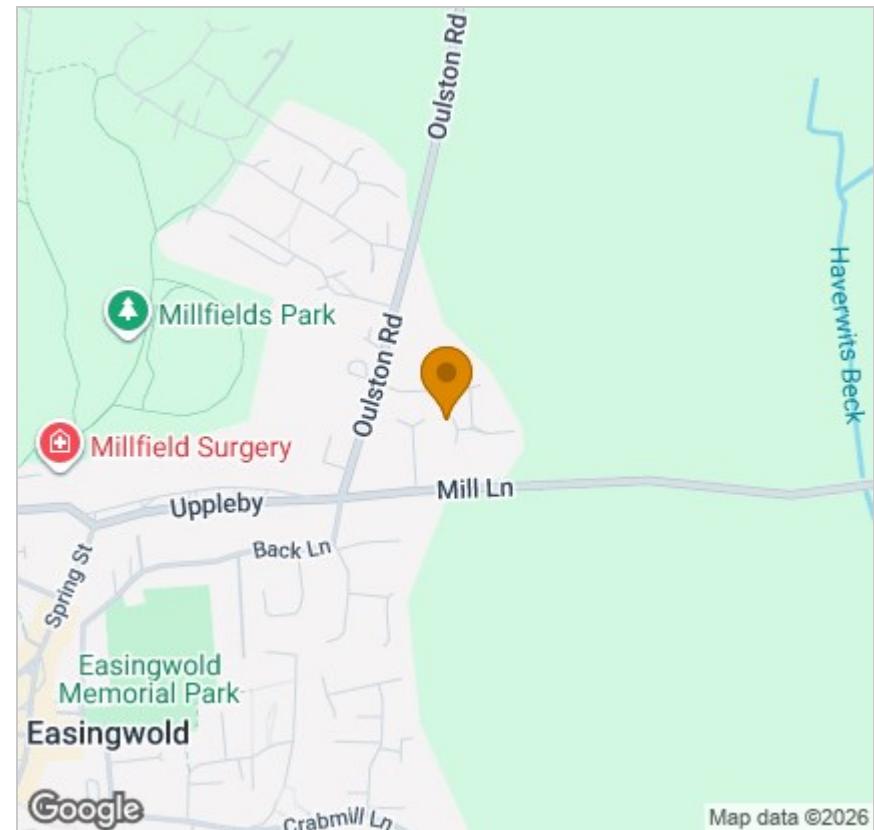
With power and lighting. Access door to the rear.

This fabulous property is a testament to refined living in a serene setting, offering a unique opportunity to embrace the best of Easingwold. Don't miss your chance to make Thorntons your forever home.

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales EU Directive 2002/91/EC			

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.

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