

# EMSLEY MAVOR

ESTATE AGENTS

...your home is where our heart is



Thormanby, York, YO61 4NN

Asking Price £675,000



## Thormanby, York, YO61 4NN

**STYLE** - Impressive Detached Home Set in 0.7 Acre  
**HIGHLIGHTS** - Thoughtfully Extended Creating a First Floor, Five Doubles, Three Bathrooms. Versatile Space. Lovely Mature Gardens. Double Garage. NO ONWARD CHAIN.  
**THREE WORDS** - Living, Lifestyle, Garden.

### DETACHED HOME SET IN 0.7 ACRE

A truly impressive detached home, set within approximately 0.7 acres, enjoying an elevated position with far-reaching views, privacy and exceptional versatility — perfectly placed between Easingwold and Thirsk.

Hillcrest is a home that effortlessly combines space, flexibility and lifestyle, having been thoughtfully and skilfully renovated by the current owner to create a beautifully presented and highly adaptable family home. Offering light, bright and versatile living across two floors, the layout has been cleverly designed to suit a variety of buyers — whether seeking multi-generational living, generous family space or the ability to work from home.

### STEP INSIDE

The ground floor is both elegant and practical, beginning with a welcoming entrance hallway, while a separate boot room/utility provides a highly functional everyday entrance — ideal for country living.

At the heart of the home lies a sleek, contemporary kitchen — a true chef's delight — fitted with modern appliances including a Stoves double oven, complemented by stylish flooring and a fresh, high-quality finish throughout.

The open-plan living and dining space is a standout feature — wonderfully spacious and flooded with natural light from windows on two sides. This is a super sociable area, perfect for entertaining, with ample room for both relaxed seating and a large dining table. A feature fireplace with marble hearth creates a focal point.

The ground floor continues to impress with a principal bedroom suite complete with a smart en suite, alongside two further generous double bedrooms — offering superb flexibility to be used as additional reception rooms such as a snug, playroom or formal dining space.

A contemporary family bathroom with separate shower completes the ground floor.





## UPSTAIRS

To the first floor, the current owner has created two further spacious double bedrooms along with a home office/hobby room — which could equally serve as a sixth bedroom if required. The landing is beautifully light, enhanced by a Velux window, and leads to a sleek shower room finished in crisp white tones.

## GENEROUS GARDENS

Externally, Hillcrest truly comes into its own. Set within mature, private gardens, the grounds are a haven for families, keen gardeners and those seeking space and tranquillity. Established trees, hedging, flowering borders and fruit trees including apple, plum, pear, cherry, mulberry & quince create a wonderful setting, while the open views — including the iconic Kilburn White Horse — provide a stunning backdrop.

There is ample space for children to explore and play, alongside endless potential for further landscaping or kitchen gardening.

A paved terrace with summer house (with power and light) creates the perfect spot for alfresco dining, summer BBQs and entertaining with friends and family.

The double garage offers excellent storage or workshop potential. An external WC adds further practicality.

With extensive off-street parking and a setting that offers both privacy and convenience, this is a truly unique and special home.

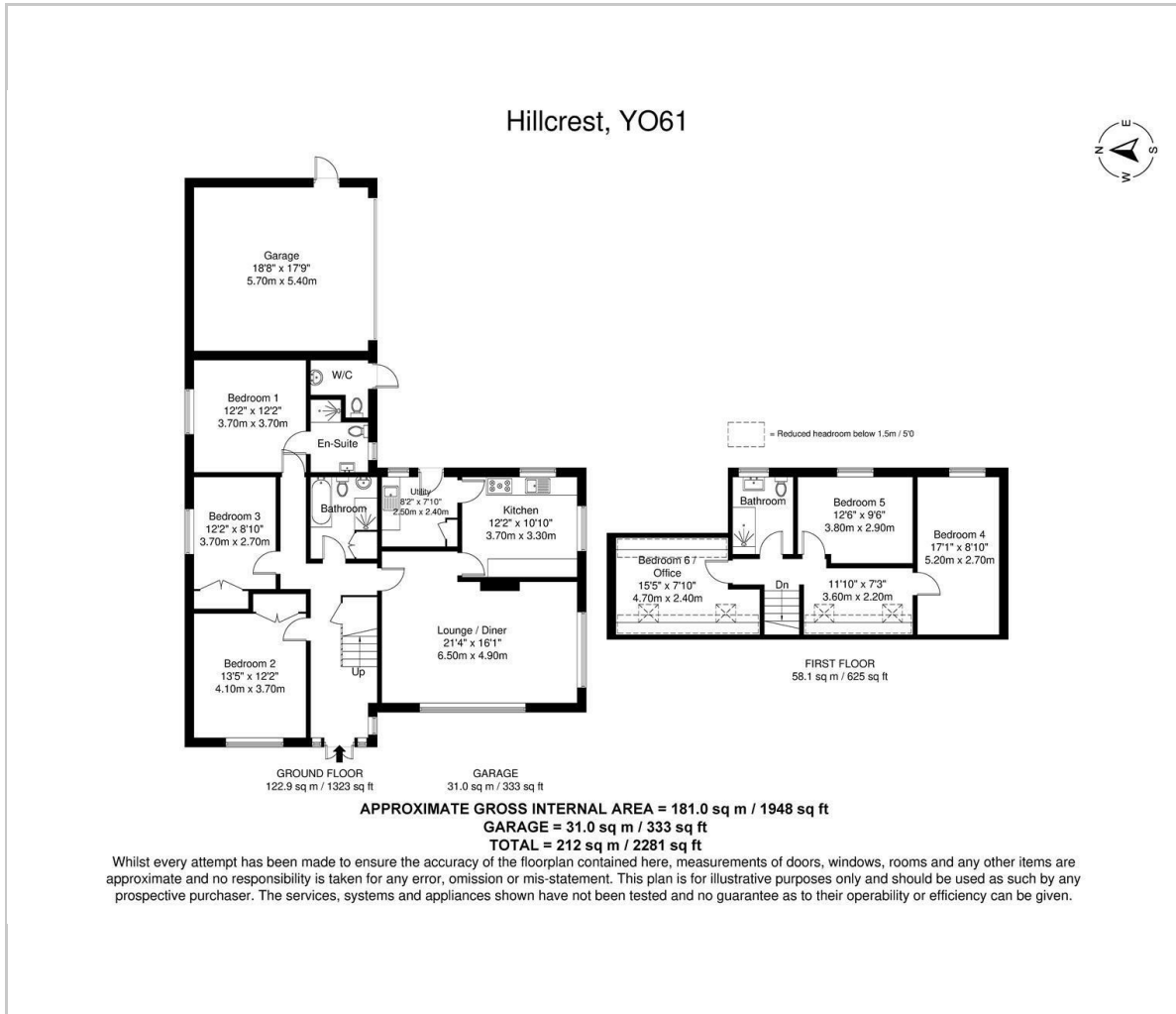
A rare opportunity — and one we absolutely love at Emsley Mavor.

## AGENT NOTE

WORKS CARRIED OUT -

New Water Heating Cylinder, New Boiler- 2022,  
New Kitchen Floor and Tiling 2023. New Radiators  
2024. New Carpets -2025. New Doors -2026

## Floor Plan



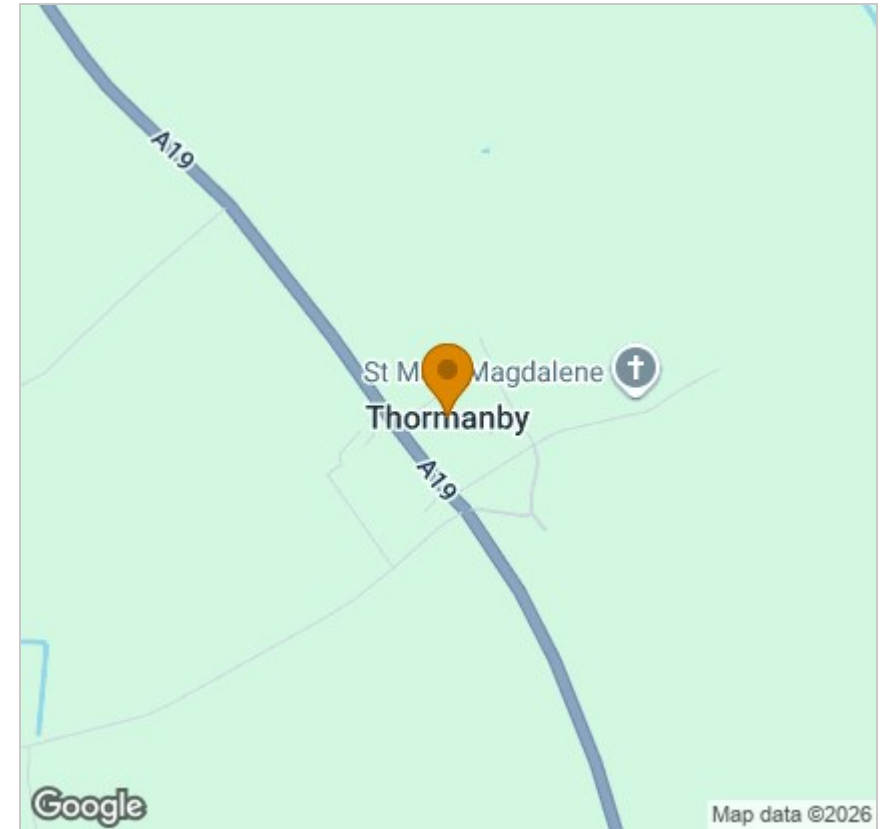
## Viewing

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.

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## Area Map



## Energy Efficiency Graph

