

# ROUNTHWAITE & WOODHEAD

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## THE LAURELS CARLTON HUSTHWAITE, THIRSK, YO7 2BJ

**A beautifully renovated and extended  
Grade II listed village house with large garden**

Hall	Sitting Room	Family Room
Large well fitted Kitchen	Rear Hall	Cloakroom
Utility/Boot Room	Four Bedrooms	En-Suite Shower Room
Family Bathroom	Oil Fired Central Heating	Double Glazing
Lawned Garden	Parking & Garage	

**PRICE GUIDE £725,000**

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & Market Place, Pickering, Tel: (01751) 472800  
Email@rounthwaite-woodhead.co.uk

[www.rounthwaite-woodhead.co.uk](http://www.rounthwaite-woodhead.co.uk)

## Description

The Laurels has recently been lovingly renovated and extended by the current owners to provide spacious 4 bedroom accommodation with 2 good reception rooms and a large well fitted kitchen. The Laurels is Grade II listed and retains open pitched ceilings to the first floor with impressive exposed beams and trusses and sash windows.

The Laurels stands on the main street in the picturesque village of Carlton Husthwaite with a large south facing garden of approximately 0.27 acres over which the Family Room looks. The garden is mainly down to lawn with matured hedges and trees round and at the southern end there is a gated parking area and detached garage.

The renovation and extension to The Laurels has been meticulously planned and tastefully executed to make the most of the 4 bedroom accommodation with an impressive handmade and well-equipped kitchen with integrated NEFF appliances and a modern fitted bathroom and en-suite shower room with Burlington and Duravit fittings. The property has been finished with tasteful décor, Mandarin Stone limestone tiles and new carpets throughout. The new oil fired central heating boiler was fitted in 2021 and the electrics and plumbing has been upgraded. There is underfloor heating to the downstairs cloakroom and en suite bathroom.

The village of Carlton Husthwaite lies just off the main A19 York to Thirsk trunk road, almost midway between Thirsk and Easingwold (about 6 miles), with Helmsley also close by (11 miles). These market towns offer excellent local amenities and facilities with more on offer in the city of York some 20 miles away. There are mainline railway stations at York and Thirsk with regular connections north and to London which can be reached in under 2 hours from York. Although very accessible Carlton Husthwaite is also within easy driving of the North York Moors to the north east and the Dales to the west and very close to Sutton Bank and the White Horse.

## General Information

Services: Mains water and electricity. Connection to mains drainage. Oil fired central heating with new Grant boiler. Fibre to the Premises (FTTP) broadband is connected, with speeds up to 900 Mb available.

Tenure: We are informed the property is freehold and that vacant possession will be given on completion.

Location: Post Code: YO7 2BJ w3w: rocked.louder.softly

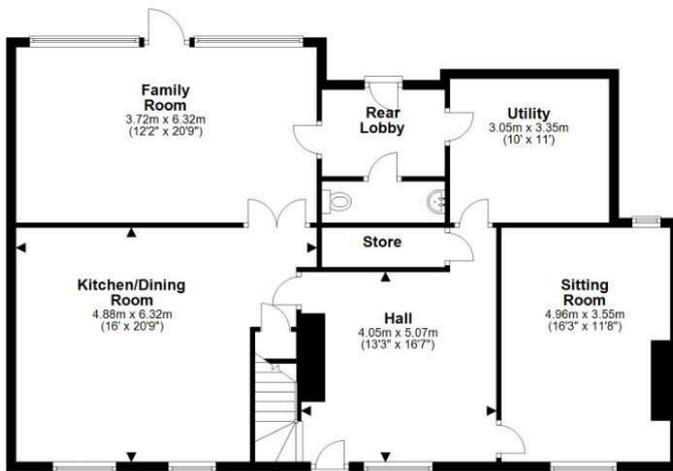
Viewing: Strictly by appointment with the Agents Rounthwaite & Woodhead.



# Accommodation

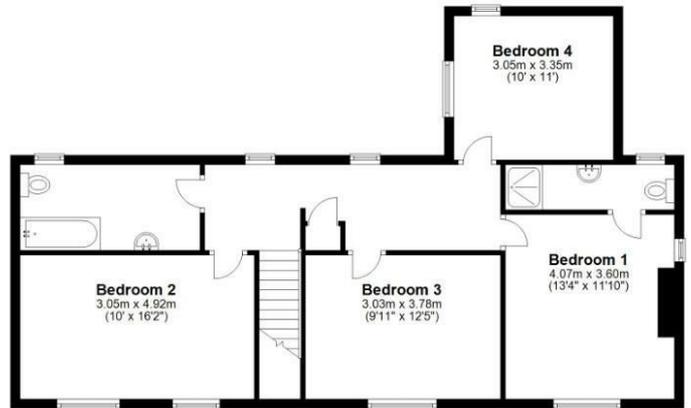
## Ground Floor

Approx. 111.6 sq. metres (1200.7 sq. feet)



## First Floor

Approx. 75.7 sq. metres (815.0 sq. feet)



Total area: approx. 187.3 sq. metres (2015.7 sq. feet)

**The Laurels**



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside  
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