



School House , Thirsk YO7 2DY
Offers In The Region Of £575,000



JOPLINGS
Property Consultants



SCHOOL HOUSE

THIRSK, YO7 2DY

SEPARATE ANNEX TO THE REAR OF THE PROPERTY - POTENTIAL BUSINESS OPPORTUNITY Unexpectedly reoffered to the market, we are delighted to welcome this rarely available two bedroom semi detached cottage situated in the much sought after village of Boltby. The property exudes character and period features throughout. The village of Boltby is situated just on the entrance of the North Yorkshire Moors National Park, giving access to all local excursions including walks, cycle riding and nature reserves. There is further transport links and local shops in the main town of Thirsk, with the A19 located close by giving access to York, Teesside and the A168 going towards the A1. The property is surrounded by extended gardens with panoramic views over the local village and beyond. The internal accommodation comprises of a lounge, dining room, utility room, kitchen, two double bedrooms, en-suite bathroom and shower room. There is also an annex to the property which includes a lounge/kitchen area, shower room with sauna and mezzanine bedroom area. There is a driveway with parking for ample vehicles. Viewing is highly recommended.

LIVING ROOM

13'1 x 12'6 (3.99m x 3.81m)

Timber front entrance door. Stairs leading to the first floor. Solid oak flooring throughout and exposed beams to the walls and ceiling. Feature fire place with a log burner.

UTILITY ROOM

7'8 x 5'7 (2.34m x 1.70m)

A range of base and wall units, plumbing for a washing machine and space for a tumble dryer. Tiled floor and velux single glazed window.

SHOWER ROOM

Velux single glazed window. Three piece modern suite comprising of a double shower with a marble base and surround, low level WC and hand wash basin.

DINING ROOM

12'5 x 10'9 (3.78m x 3.28m)

Front facing single glazed bay window. Exposed beams to the ceiling and walls.

KITCHEN

13'4 x 7'3 (4.06m x 2.21m)

Single glazed windows to the front and side. A range of modern base and wall units with coordinating work surfaces. The kitchen includes a range of integrated appliances such as a cooker with overhead extractor, fridge and freezer and a dishwasher. Rear door leading to the garden.



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LANDING

Accessed via the stairs from the living room.

BEDROOM ONE

12'7 x 10'9 (3.84m x 3.28m)

Single glazed windows to the front. Wall mounted feature fireplace and wall mounted radiator. Door leading to en-suite bathroom.

EN-SUITE BATHROOM

Single glazed window to the front. Three piece bathroom suite comprising of a corner bath, low level WC, hand wash basin and bidet.

BEDROOM TWO

12'8 x 8'8 (3.86m x 2.64m)

Single glazed window to the front. Wall mounted radiator.

ANNEX

20'8 x 14'10 (6.30m x 4.52m)

The annex is located at the rear of the garden and is accessed via a path leading from the main house. There is a living area which is open plan to the kitchen. The kitchen area has a range of base and wall units, with additional space for a fridge/freezer and an oven. There is a door leading to the shower room which also has a standing sauna. The shower room comprises of a low level WC and wash hand basin. There is a mezzanine bedroom with far reaching views from the front window out to the North Yorkshire countryside.

FRONT GARDEN

The front garden offers panoramic views of the open countryside, it is mainly laid to lawn with mature shrubs, trees and established flower beds. Stone brick wall surround.

REAR GARDEN

Large rear garden based on several levels, with a patio area, summer house and storage. Large mainly laid to lawn area with established flower beds, wild flower area and views of the open countryside. Pathways leading to the Annex and Driveway. The septic tank is located in the garden.

DRIVEWAY

Leading from the main road with ample space for 2-3 vehicles.



SERVICES

Oil central heating and a septic tank for drainage.

VIEWINGS

All viewings are strictly by appointment through Joplings Property Consultants, please contact the Thirsk office at 19 Market Place, Thirsk. North Yorkshire, YO7 1HD. Telephone: 01845 522680.

OPENING HOURS

Thirsk:

Mon - Fri - 9am - 5.30pm

Saturday - 9am - 1pm

Sunday - Closed

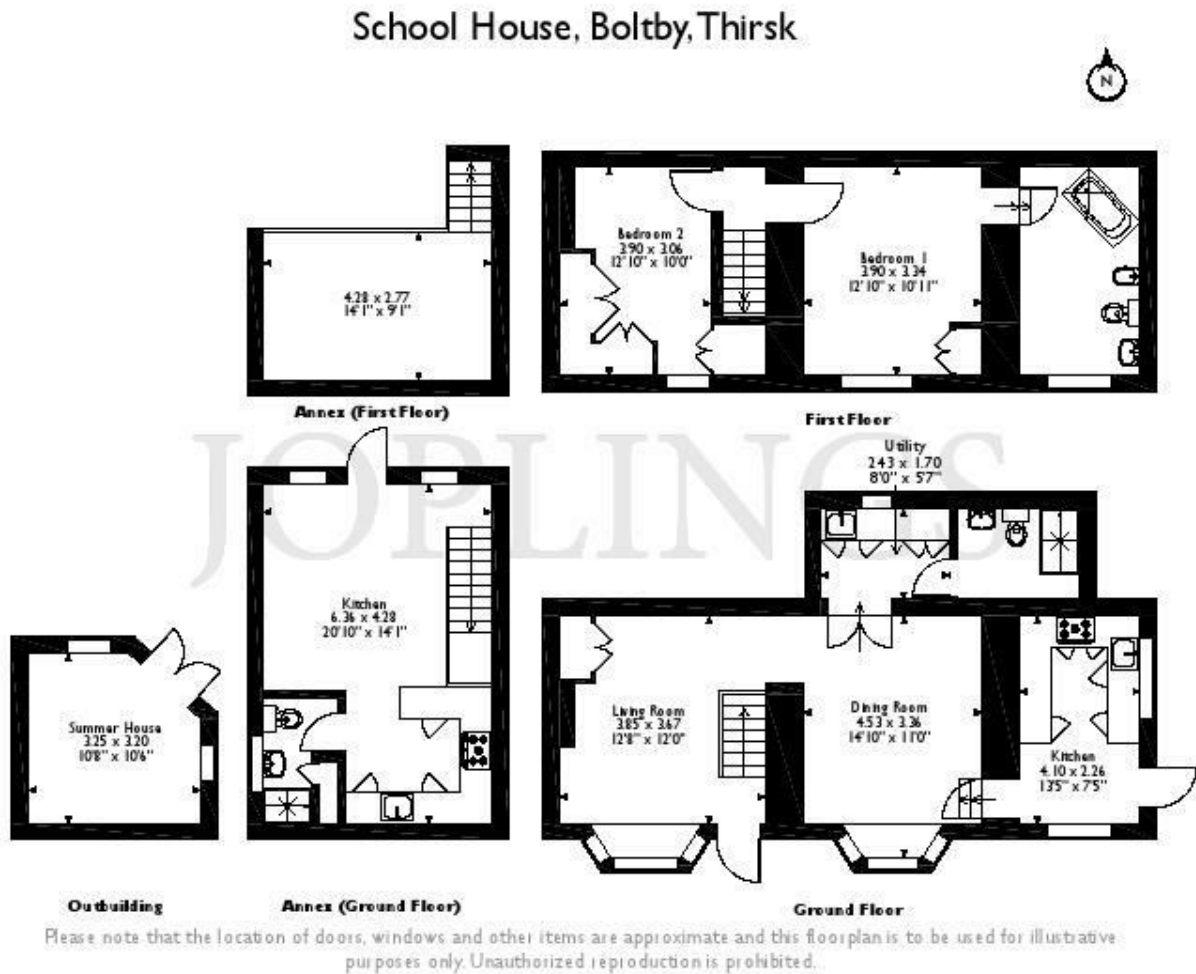
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FLOOR PLANS



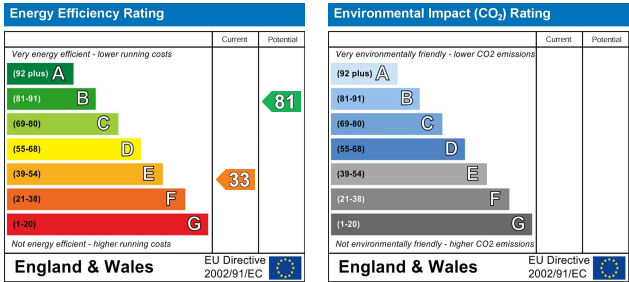
VIEWING

Please contact our Thirsk Office on 01845 522680 if you wish to arrange a viewing appointment for this property or require further information.

LOCATION MAP



ENERGY PERFORMANCE GRAPH



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