



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

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.

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

### UTILITY ROOM

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.

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

### 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.

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

### DINING ROOM

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

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

### KITCHEN

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.

Offers In The Region Of £575,000



### LANDING

Accessed via the stairs from the living room.

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

### BEDROOM ONE

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.

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

### BEDROOM TWO

Single glazed window to the front. Wall mounted radiator.

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

### ANNEX

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 Joplins 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

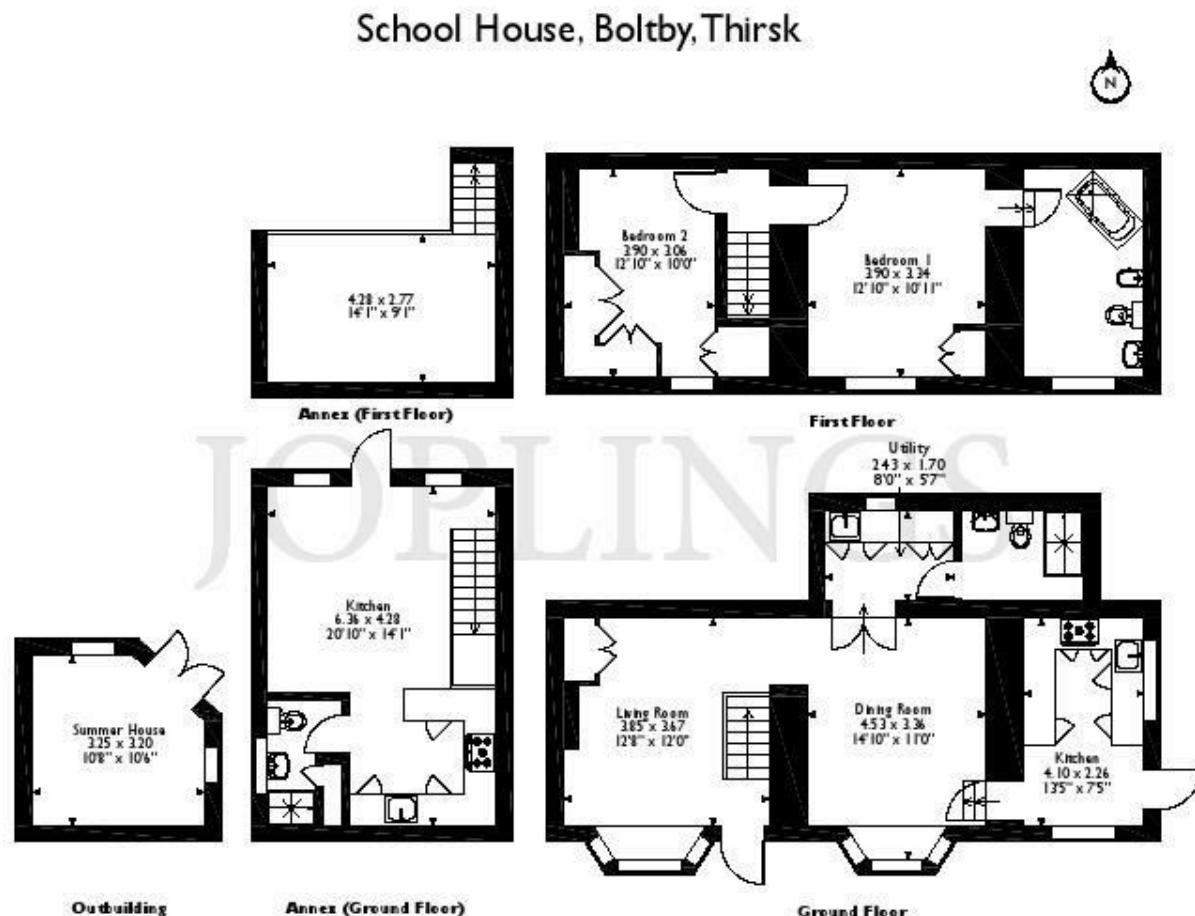
**DISCLAIMER**

Joplins Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error. 3/ We believe the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property. 4/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 5/ All EPC's are generated by a third party and Joplins accepts no liability for their accuracy. 6/ The Floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Buyers must satisfy themselves of any size or shape before committing to any expense. Terms of Website Use Information provided on our website is for general information only. It may not be wholly accurate, complete or up-to-date and should not be relied upon. Intellectual Property The copyright and other intellectual property rights in our website & brochures are owned by us or our licensors. All rights are expressly reserved. Unauthorised use By accessing our site, you agree not to attempt to gain any unauthorised access or to do anything which may interfere with the functionality or security of our site.

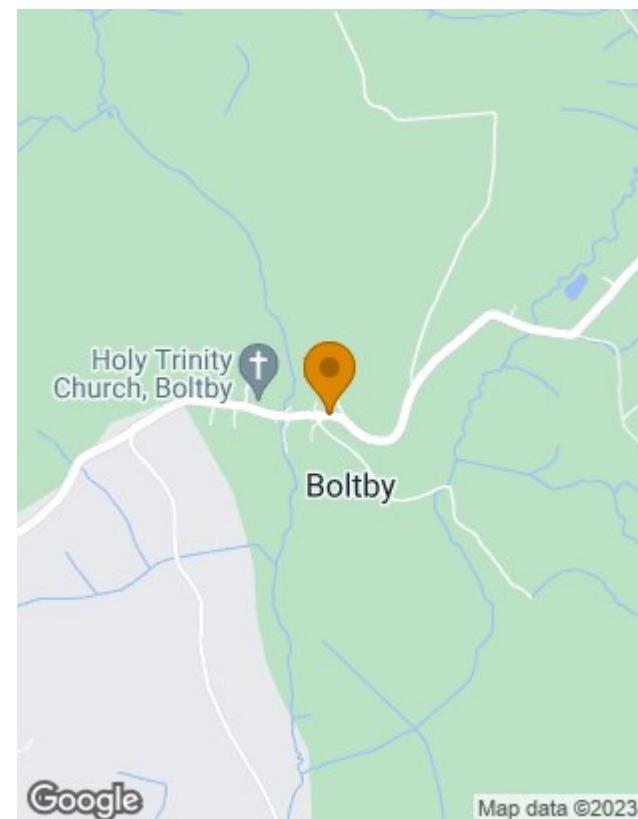




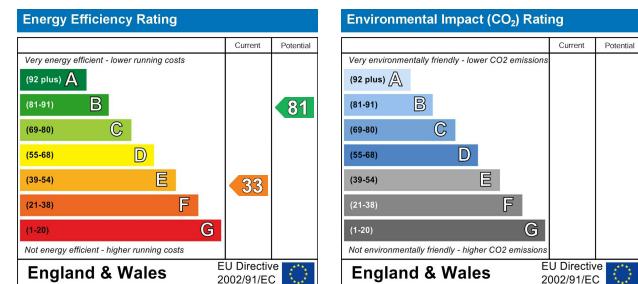
## FLOOR PLANS



## LOCATION MAP



## ENERGY PERFORMANCE GRAPH



## VIEWING

Please contact our Thirsk Office on 01845 522680

if you wish to arrange a viewing appointment for this property or require further information.

## Joplins Property Consultants

10 North St, Ripon, HG4 1JY  
01765 694800  
ripon@joplins.com

19 Market Place, Thirsk YO7 1HD  
01845 522680  
thirsk@joplins.com

[www.JOPLINGS.com](http://www.JOPLINGS.com)

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through the agent.