



Midsummer Cottage , Thirsk YO7 3NL  
Guide Price £800,000



**JOPLINGS**  
Property Consultants



# MIDSUMMER COTTAGE

## THIRSK, YO7 3NL

Midsummer Cottage, is a charming end terrace property located in the idyllic village of Sessay. The property has been tastefully updated and developed by the current owners, with the addition of a substantial extension to provide some modern and spacious indoor/outdoor living and to make the best use of the space available and the beautiful gardens. Offering environmentally sensitive build, along with low impact eco friendly living. The excellent gardens stretches out to 0.5 of an acre and being a former orchard are awash with fruit trees and fruit bearing shrubbery, as well as having a large wildlife pond. This really does need to be viewed to fully appreciate the high quality of the property and the extent of the wonderful gardens.

The accommodation comprises of three bedrooms, a contemporary bathroom, a newly built extension boasting a large kitchen and living space, manicured gardens and a double garage with an eco roof.

Sessay is set in the heart of the North Yorkshire countryside, at the top end of the Vale of Mowbray adjacent to the North Yorkshire Moors. The village offers a community orientated lifestyle, whilst offering a range of local amenities including a well regarded local primary school, a sports field, cricket club and bowls club all overlooked by the White Horse of Kilburn. There are excellent transport links leading to the A19 with a direct route to Easingwold, Thirsk and York, and is only a short distance from the A168 connecting to the A1m. The village is rich in history, dating back to the Anglo-Saxon times, St Cuthbert's Church was designed by the famous William Butterfield, who also designed the school and several houses in the village including Midsummer Cottage.

### GROUND FLOOR

#### Entrance and Inner Hall

Handmade Oak entrance doors with feature blue glass door knobs and beautifully designed stained glass windows made by Steve Collins, a renowned stain glass maker in the North Yorkshire area. Italian travertine flooring. Contemporary radiator and nest heating control.

#### Utility Room

Wooden window to the front elevation. Space and plumbing for a washing machine and tumble dryer. Work surfaces with an integrated Blanco sink. Trianco Eurostar oil boiler. Shelving and coat rack.



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#### Bathroom

Velux style window. An exquisite four piece bathroom suite comprising of; a walk in shower cubicle fitted with a power shower unit and a Matki glass door, a high back free standing roll top bath, Duravit bowl sink fitted on a feature cast iron Victorian pub table and a Cararra marble top and a Duravit wall floating WC. Limestone tiled walls. Amtico flooring. A heated wall mirror with a black granite shelf. Chrome electric heated towel rails and a contemporary radiator.

#### Sitting Room

Wooden windows to the front and side elevations. Inset wood burning stove with a tiled hearth. Parquet oak block flooring and a cast iron radiator. Fitted book shelves.

#### Bedroom Three

Original cottage front entrance door and wooden window to the front elevation. Understairs storage cupboard. Fitted wardrobes and drawers. Victorian gas mantel light converted to electric use. Fitted book shelves. Parquet oak block flooring continuing in to the en-suite.

#### En-suite

Low level flush WC and inset hand wash basin with marble shelving.



## Kitchen/Family Room

An individual architect design extension with full height windows allowing ample natural light, and French doors leading out to a stunning Marble patio. Underfloor heating with a digital temperature control. Spacious living and dining area. Integrated ceiling lights and an antique American 1890's oil lamp converted for electrical use. Locally built handmade Oak kitchen with black granite work surfaces. Integrated Gaggenau appliances comprising of a fridge freezer, Bosch dishwasher, single electric fan oven, four ring ceramic hob with a touch control extractor and a singular gas hob. Blanco sink with a chrome mixer tap. Wooden window looking out to the front courtyard.

## FIRST FLOOR

### Bedroom One

Wooden window to the front elevation. Herdwick sheep wool carpet throughout. Fitted book shelves. Single radiator.

### Bedroom Two

Wooden window to the side elevation. Fitted wardrobes and airing cupboard housing the immersion heater, motor for the power shower and Dunsley Baker convertor. Single radiator.

## EXTERNALLY

### Front Garden

Wooden field gate leading into a gravelled, easy maintenance courtyard. There is a woodstore and a beehive. Access to the double and single garage. Separately fenced area housing the oil tank, Calor gas bottles and coal bunker.

### Double Garage

Sliding doors giving access to the double garage with a painted floor, radiator, benches and a sink. Podpoint Electric vehicle charging point. Flourishing wild flower meadow eco roof.

### Workshop

Formerly a single garage, a now great ample workspace fitted with a workbench and shelving. Additionally a fully glazed area ideal for germination.

### Rear Garden

Formerly an Orchard, a remarkable rear garden reach almost half an acre in size. There is a spacious Marble patio area, ideal for alfresco dining and entertaining during the summer months. Interspersed with mature planted beds, well established trees, natural wildflowers and a variety of blossoming fruit trees including several types of Apple, Pears, Plums, Quince and Sweet Chestnut. Stock and Rabbit proof





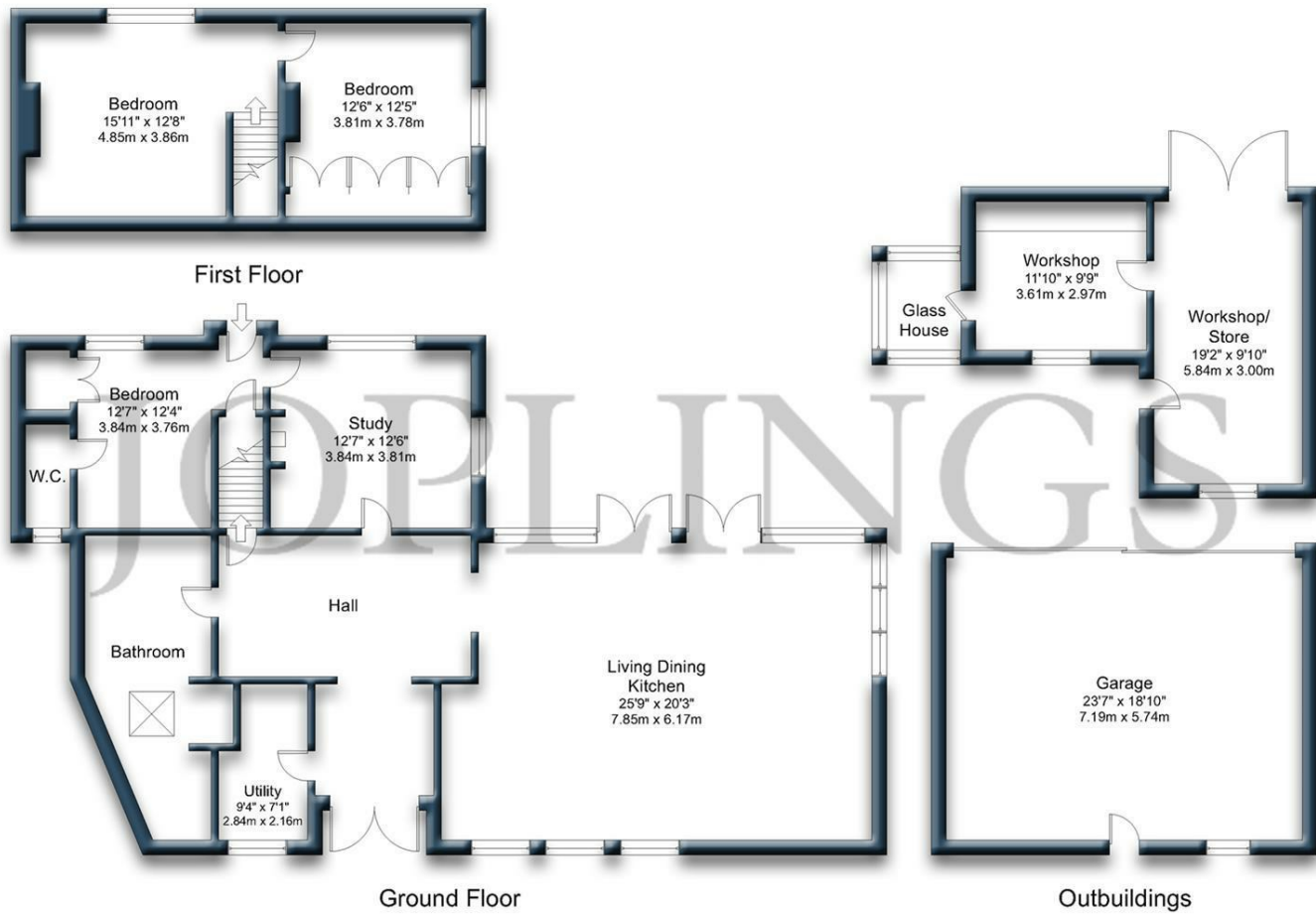


fencing has been erected around the boundary to the neighbouring fields. There is an access gate to the lane, a utility and composting area, a natural pond with soak away, and a large 70ft wildlife pond. Arbour leading in to a well prepared vegetable plot additionally leading through to the front of the property. Interlinked with well maintained lawns and mature hedges.





FLOOR PLANS



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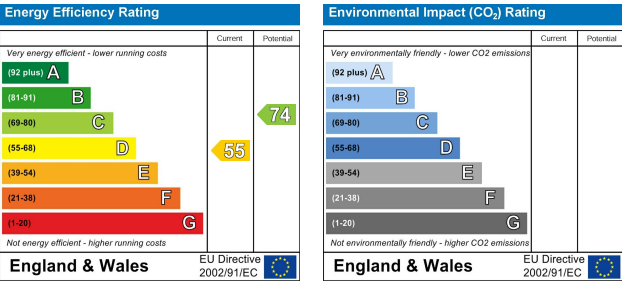
VIEWING

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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