



The Beeches , Thirsk, YO7 4LX  
£650,000



**JOPLINGS**  
Property Consultants



## The Beeches

CARLTON MINIOTT, THIRSK, YO7 4LX

A very impressive double-fronted property in the beautiful village of Carlton Miniott,, on the outskirts of Thirsk. This beautiful home is situated on a good sized plot of just over 1/4 of an acre has very well tended gardens to both the front and the rear, ample parking and three garages. The home could be enjoyed as is but there is also space and opportunity to extend either with a simple garage conversion or to go up and create additional bedroom space. The property benefits from central heating and is fully double glazed.

Ideally situated for access to Thirsk centre with it's impressive market place and range of shops, pubs restaurants and other amenities. Being within walking distance to Thirsk Railway Station making Carlton Miniott the best place to be for commuting both north and south. There is a direct service to London.

It's hard to think of a better located market town than Thirsk, nestling in the Vale of York, with the hills of the Dales and North York Moors looming in the distance. The town is smart and confident with a lovely mix of Georgian and medieval buildings, clustering around a thriving market square.. Locals are proud of their town. Tourism is important (vet Alf Wight, aka James Herriot, had his practice here, luring visitors from across the globe), but it never seems to overwhelm the town.

The accommodation briefly comprises







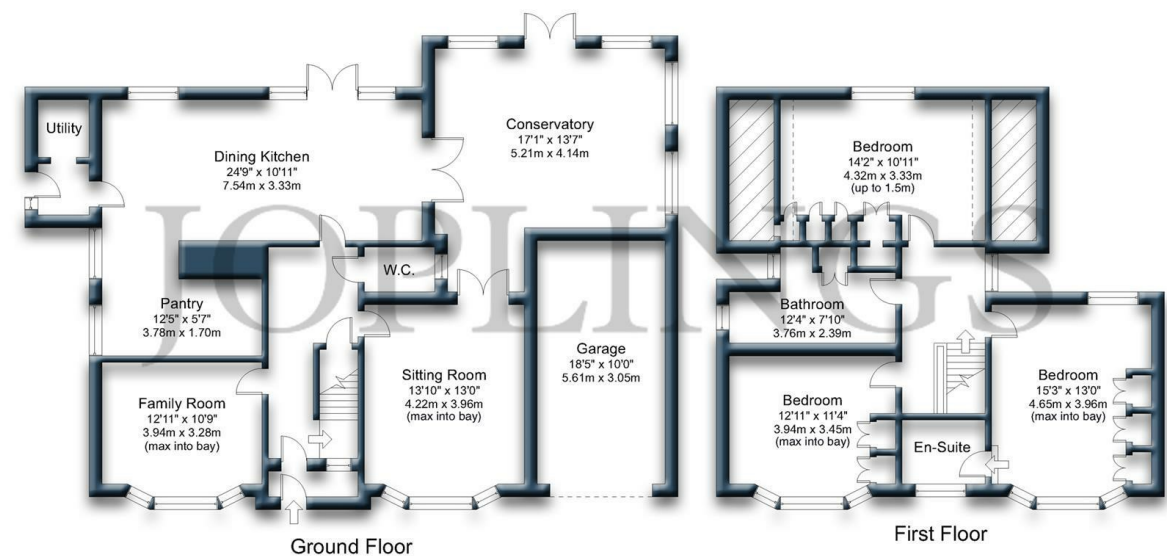
of; entrance vestibule, hallway, cloakroom/WC, sitting room, living room, kitchen/diner and sun room all to the ground floor. On the first floor there is a; master bedroom with en-suite, two further double bedrooms and a family bathroom. Externally there is a; front garden, extensive driveway with parking, an attached single garage, gravelled driveway leading to a detached double garage, rear garden with lawn, hedging and mature borders, patio seating area and a brick built store.

Viewing of the property comes highly recommended and the true scope and space of this home can't be fully appreciated without a viewing.





FLOOR PLAN



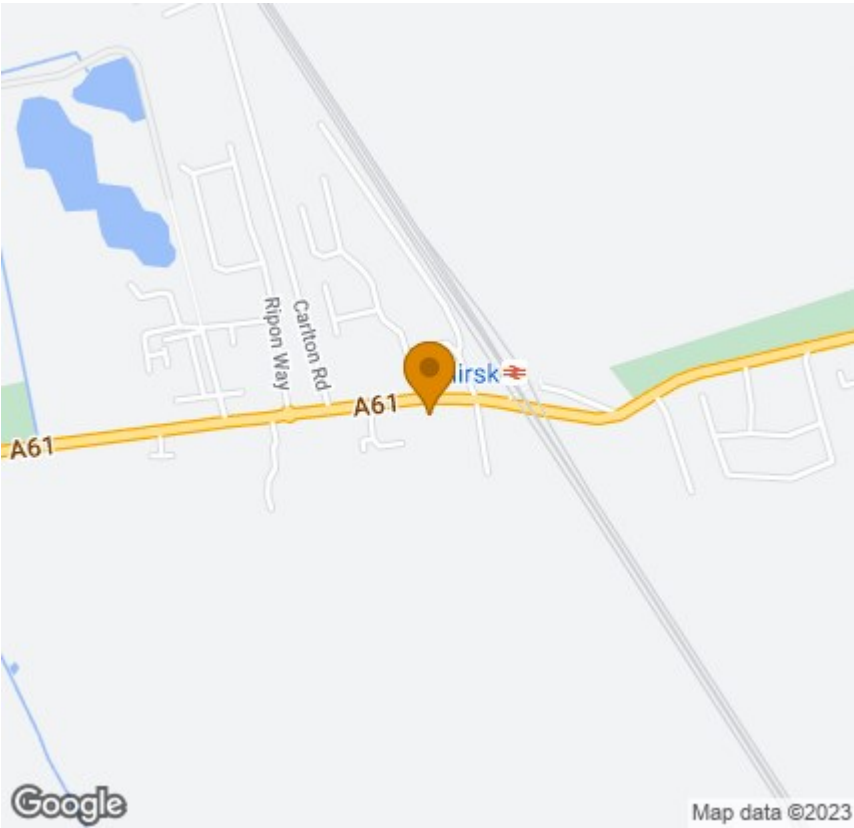
Gross internal floor area excluding Garage & Eaves (approx.): 181.3 sq m (1,952 sq ft)

Not to Scale.  
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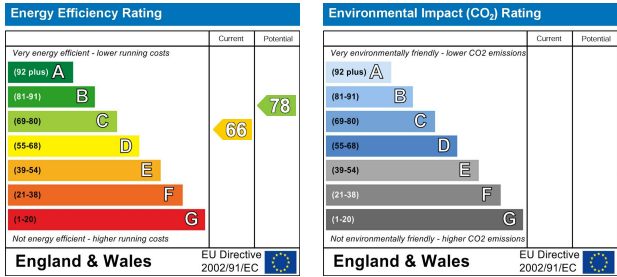
VIEWING

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

AREA MAP



ENERGY EFFICIENCY GRAPH



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