

4 THE CRESCENT

Ingramgate, Thirsk, North Yorkshire



4 THE CRESCENT

Charming Victorian townhouse in an extraordinarily tranquil setting with garage and parking

*Railway station ½ mile • A1(M) 7 miles • Ripon 12 miles
York 23 miles*

Vestibule • staircase hall • 2 reception rooms • kitchen and breakfast room • cellar

3 bedrooms • 2 bathrooms • laundry room

Loft bedroom 4 • store room

Private courtyard • front garden

Double garage • additional parking for 3 cars

Enclosed communal gardens

For Sale Freehold

Blenkin
& Co

ESTABLISHED 1992

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4 The Crescent, Ingramgate, Thirsk, North Yorkshire YO7 1DE

Approximate Gross Internal Floor Area

2963 SQ FT /275.3 SQ M

(excluding double garage)

For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
67	75

City

Country

Coast

The Crescent is a graceful sweep of handsome late nineteenth-century townhouses, discreetly set back from the main thoroughfare and just a five-minute stroll from the cobbled Market Place. This tranquil, leafy enclave enjoys views over beautifully maintained communal gardens.

- Private parking for up to 3 vehicles plus a double garage
- Strolling distance of the town's amenities
- Thirsk Railway Station with regular services to London
- Convenient for access to A19 and A1(M)

No. 4 is further enhanced by its own walled courtyard garden, a double garage and private parking. The property is offered for sale with no onward chain.

4 The Crescent is an elegant Victorian townhouse, east-west facing, constructed of brick beneath a slate roof. Rich in period character, the house retains a wealth of original features including ornate tiled flooring to the entrance hall, bay windows, fine plasterwork, deep skirting boards, panelled doors with original furniture, exposed floorboards and fireplaces to two floors.

- Mid-terraced townhouse dating from c.1890
- Versatile accommodation of nearly 3000 sq ft arranged over 3 floors
- Peaceful crescent setting, perpendicular to the main thoroughfare
- Private courtyard and landscaped communal gardens



Tenure: Freehold

EPC Rating: D

Council Tax Band: F

Services & Systems: All mains services. Gas central heating (combi boiler)

Fixtures & Fittings: All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale

of the property is in satisfactory order.

Local Authority:

North Yorkshire Council
www.northyorks.gov.uk
Conservation Area

Money Laundering

Regulations: Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.



The property has been sensitively updated with double-glazed sash windows and insulation, and is notable for its excellent storage throughout.

The well-equipped caterer's kitchen is fitted with contemporary units and granite worktops, and incorporates a four-oven gas-fired AGA, space for an American-style fridge freezer, a Butler sink, separate hand-washing sink and a traditional pantry. It is open to the dining area which provides ample space for a family-sized table and enjoys views over the garden.

There are two formal reception rooms. The sitting room is beautifully proportioned and features a log-burning stove set beneath a handsome carved timber mantel, with a bay window overlooking the communal gardens. The dining room, with cornicing and dado rail, also benefits from a bay window, this time looking out over the courtyard garden.

From the inner hall, a stone staircase descends to the cellar, which has a brick floor, light and power, retained coal chutes and full standing height - ideal for wine storage.

The elegant staircase with turned spindles rises to the first-floor landing, where there are two built-in cupboards and a dedicated laundry room. Three double bedrooms occupy this level, all enjoying far-reaching views, with Cod Beck visible from the front of the house.

Bedroom 1 comes with a well-appointed en suite bathroom with underfloor heating and including a walk-in shower, wash basin and wc. The Jack & Jill house bathroom features a freestanding roll-top clawfoot bath and a vanity unit with basin. Forming an en suite to Bedroom 3, it also serves the remaining 2 bedrooms.



A further staircase leads to the loft rooms, illuminated by both a window and skylights and with useful eaves storage. These rooms are currently used as a creative and craft space but offer excellent flexibility for alternative uses, including a fourth bedroom, subject to requirements.

Outside

A private no-through lane follows the curve of The Crescent and provides a single parking space directly associated with No. 4. Opposite, a gated entrance opens into the walled courtyard garden, where the rear door to the house is located. This delightful, private space has roses trained along the south-facing wall.

Further along the lane is a double garage with loft storage, owned by No. 4, with hardstanding in front providing parking for two additional vehicles. Attached to the garage is a garden shed, alongside a small garden area currently used as a vegetable patch.

On the front elevation of the house, the traditional panelled front door opens onto a small west-facing area of lawn, slightly elevated above the communal gardens that form the centrepiece of The Crescent. These beautifully maintained gardens are shared by the ten houses and accessed via secure timber gates. They feature an oval central lawn, gravelled carriage driveway and paths, established beds and borders, and mature perimeter trees including sycamore, lime, copper beech and elm.



A residents' committee oversees the management of the communal areas. The current charge is £35 per calendar month, which includes the full upkeep of the gardens, including grass cutting.

A private pedestrian gate provides convenient access to Ingramgate, offering a direct route to the Market Place.

Environs

Thirsk is a charming market town that straddles the Moors and Dales. It is steeped in history and known for its traditional cobbled market square, which has been the heart of the town since medieval times. Its range of amenities - with independent shops, cafes, restaurants and pubs - include several primary schools and Thirsk School, rated 'Good' by Ofsted. Private schools such as Cundall Manor and Queen Mary's lie within ten miles with Ampleforth College and Queen Ethelburga's also within easy reach.

Thirsk is exceptionally well-connected by both road and rail, being located just off the A19 and close to the A1(M), providing direct links to major cities such as York, which is about 23 miles to the south, and Newcastle to the north. Thirsk railway station lies on the East Coast Main Line, offering regular services to London, Edinburgh, York, Leeds Manchester, Newcastle and beyond.

Directions

Heading towards the Market Square via Ingramgate, pull up on the upper lane and park. The private lane to The Crescent is on the right hand side as identified by a sign on the house wall.

What3words: ///justifies.consented.festivity

Viewing

Strictly by appointment.



ESTABLISHED 1992



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