



19 Back Lane, Thirsk, YO7 1NQ
Price Guide £450,000



Luke Miller & Associates
ESTATE AGENTS LETTINGS AGENTS FINANCE

Thought to date from the 1700s and extended over a number of years, this individual barn conversion offers extensive living accommodation set over two floors. The property provides further potential to extend, subject to the necessary planning consents, and stands within particularly generous gardens. In addition, there is a garage and substantial workshop, making it well suited to a variety of purchasers. Viewing is highly recommended to appreciate the space and potential on offer.



The Property

On entry, the reception hall is currently used as a well-organised craft room. With a staircase leading to the first-floor accommodation and a large storage cupboard, this is a useful and flexible space which could also work well as a home office, snug, or reading area.

Adjacent to this room is the larger sitting room, which benefits from a substantial bow window to the front elevation, bringing in good natural light. A decorative fireplace with stone surround provides a clear focal point. Open plan to the sitting room is a further seating area, leading through to the dining room, which has a large south-facing window with views over the gardens.

The breakfast kitchen is well arranged and fitted with a range of appliances, together with excellent countertop workspace. There is also space for informal seating. To the rear, a door leads through to the rear porch and utility area, with a contemporary ground floor shower room comprising a step-in shower, WC, and wash hand basin set in a vanity unit with storage.

To the first floor, there are three generous bedrooms. The principal bedroom benefits from an en-suite shower room comprising a step-in shower, WC, and wash hand basin set in a vanity unit with storage.

The house shower room is also well appointed and includes a large walk in shower, WC, bidet and wash hand basin set in a vanity unit with storage.

Externally, the gardens are a real feature of The Old Barn and are beautifully maintained. The overall size of the plot is not immediately apparent from the roadside, with the grounds extending to include a central lawn, mature trees, and well-stocked herbaceous and flowering beds and borders.

To the rear of the plot is a detached workshop/garage with an adjoining oversized single garage. The workshop measures approximately 8m x 6.8m and benefits from double door access, power, and lighting. The adjoining garage measures approximately 4.65m x 4.65m, suitable for a smaller car due to the gradient of the roof, and provides excellent additional storage, workshop space, or secure parking.

A large gravel driveway sits centrally within the plot, providing generous parking and direct access to the garaging and gardens.

Important Information

The property is Freehold

Council: North Yorkshire

Tax Band: E

EPC: C

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/0360-2987-6660-2496-8371>

Please note the there are also Solar Panels installed

Disclaimer

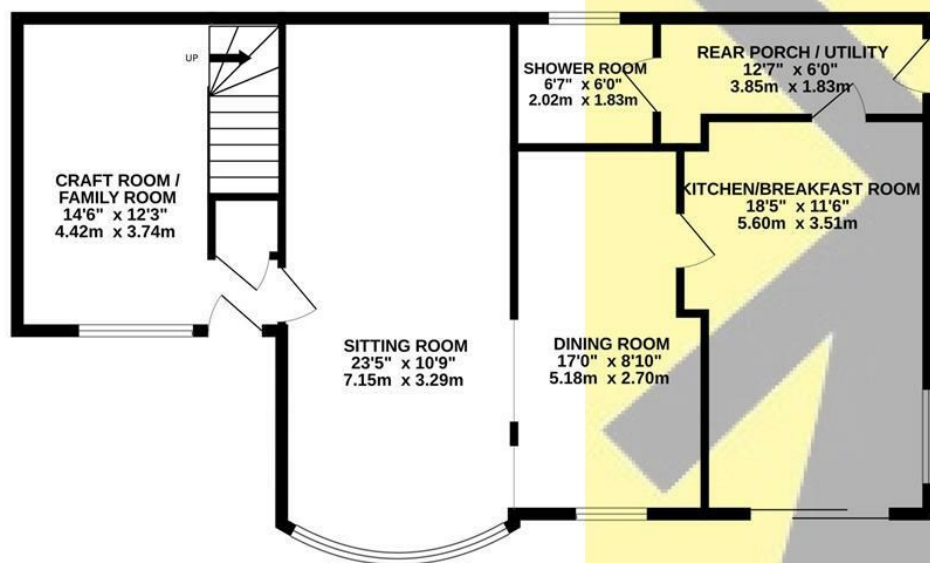
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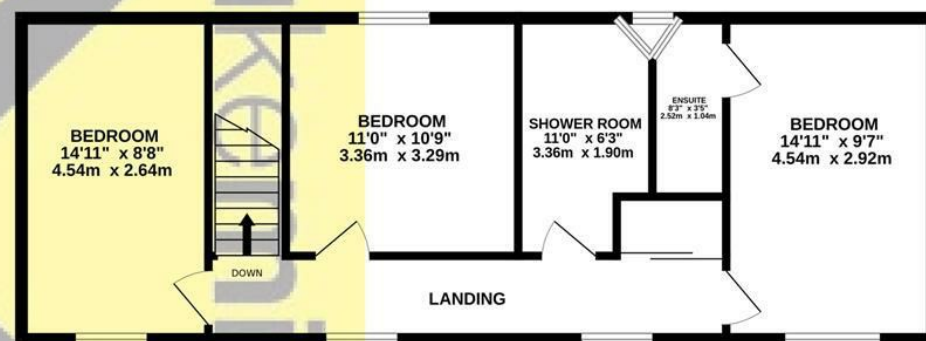




GROUND FLOOR
885 sq.ft. (82.2 sq.m.) approx.



1ST FLOOR
630 sq.ft. (58.5 sq.m.) approx.



TOTAL FLOOR AREA : 1515 sq.ft. (140.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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