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A substantial and individually designed detached residence with a separate two-bedroom bungalow and far-reaching countryside views

Green Bank is an impressive and individually designed detached residence offering substantial accommodation arranged over three floors, together with a separate two-bedroom bungalow within the grounds. The principal house has been designed to take full advantage of its setting, with generous reception spaces, a large contemporary kitchen and well-proportioned bedroom suites, many of which enjoy open views across the surrounding countryside.

The detached bungalow provides particularly useful ancillary accommodation and adds a further degree of flexibility, whether for extended family, guests or those seeking independent living within the same grounds.

Internally, the house combines scale with practicality. Large areas of glazing bring excellent natural light into the main living spaces and frame the rural outlook, while the arrangement of the rooms allows for both open-plan family living and more formal or private reception space when required.

The Accommodation

Reception Hall

The reception hall gives an immediate indication of the scale and quality of the accommodation. Generous in proportion and arranged as a central point to the ground floor, it provides access to the principal reception rooms while still allowing space for furniture and seating. A substantial oak staircase forms a strong architectural feature within the room and rises to the first-floor accommodation. Natural light is drawn through the house, with views towards the rear garden and surrounding countryside becoming apparent from the outset.

Living Room

The Living Room is particularly well proportioned and provides ample space for a range of substantial furniture arrangements. Wide glazed doors overlook and open directly onto the garden, allowing the room to take full advantage of the property's setting. The extensive glazing brings excellent natural light into the room and creates a strong visual connection with the countryside beyond. Its separation from the principal open-plan living area also gives the house an important degree of flexibility, providing a quieter and more formal reception space when required.

Kitchen

The Kitchen is a substantial and well-designed space fitted with an extensive range of contemporary cabinetry and contrasting work surfaces. A large central island forms the focal point of the room and provides additional preparation space, storage and informal seating. Integrated appliances are neatly incorporated into the surrounding cabinetry, while the scale of the room means it remains practical and comfortable even when being used by several people. The Kitchen forms part of the principal day-to-day living area and opens naturally towards the Dining Area and Family Room.

Dining Area & Family Room

The open-plan arrangement has been carefully proportioned so that the Dining Area and Family Room each retain their own identity rather than feeling like a single undivided space. The Dining Area comfortably accommodates a substantial dining suite and sits alongside wide glazed doors overlooking the garden.

Beyond, the Family Room is one of the most striking areas of the house. A large full-height glazed gable frames views across the garden and surrounding countryside, bringing a sense of openness and natural light into the room throughout the day. Together with the Kitchen, these spaces create an excellent arrangement for everyday family living and entertaining, while the separate Living Room ensures there remains the option of more private reception space.

Utility Room, Pantry & Shower Room

The supporting accommodation is equally generous. The Utility Room provides substantial additional storage and workspace away from the main Kitchen, while the separate Pantry offers further practical storage. A ground-floor Shower Room completes this part of the accommodation.

Further Reception Room / Guest Suite

A further ground-floor reception room adds another useful layer of flexibility to the house. This room can be used as an additional sitting room, guest bedroom or accommodation for a family member requiring greater independence. It is supported by its own Dressing Room and En-Suite, making it especially suitable for multi-generational living or longer-term guests.

First Floor

The oak staircase rises to a substantial landing serving four generous bedrooms.

Principal Bedroom Suite

The Principal Bedroom is particularly spacious and comfortably accommodates a full bedroom suite together with additional freestanding furniture. Wide glazing opens onto a private balcony overlooking the adjoining countryside, creating an attractive elevated outlook and a strong sense of privacy. The suite is completed by a separate Dressing Room and En-Suite.

Bedroom Two

Bedroom Two is another substantial double bedroom with its own Dressing Room and En-Suite.

Bedroom Three

Bedroom Three is similarly well proportioned and again benefits from a separate Dressing Room and En-Suite.

Bedroom Four

Bedroom Four provides another generous double bedroom and has the benefit of its own En-Suite.

The first-floor arrangement is particularly notable for the size and independence of the bedrooms, making it well suited to a larger family or regular guests.

Upper Floor

A further oak staircase rises to the upper floor, where an additional bedroom, bathroom and storage create another useful and private part of the house.

The bedroom is large enough to accommodate a full bedroom suite together with additional seating, study or occasional-use furniture.

This floor would work particularly well for an older child, visiting family or anyone wanting accommodation positioned slightly apart from the principal bedroom floor.

Detached Two-Bedroom Bungalow

Positioned separately within the grounds is a detached two-bedroom bungalow. This is a particularly valuable addition to the property and provides genuine independent accommodation while remaining within the same overall setting. It could suit extended family, older relatives, guests or those wishing to maintain a degree of independence while remaining close to the main house. Its separation from the principal residence also allows both properties to retain a useful sense of privacy.

For buyers seeking multi-generational accommodation, this is likely to be one of Green Bank's most important features.

Outside

The property is approached across a broad gravelled frontage providing extensive off-road parking and manoeuvring space. The gardens enjoy an open setting and are positioned to make the most of the adjoining countryside. Large areas of glazing throughout the principal reception rooms create strong visual links between the house and the grounds, while the first-floor balcony provides an elevated viewpoint across the surrounding landscape. The properties are set within approximately three quarters of an acre in total. There is also a large detached double garage and a two double open part garage.

The separate bungalow sits within the overall grounds while retaining its own degree of separation from the main residence.

Agent's View

Green Bank is a property where the scale and flexibility of the accommodation are difficult to appreciate fully from the exterior alone. The principal house provides approximately 4,200 sq ft of accommodation across three floors, with a particularly strong balance between large open-plan living spaces and more private reception rooms. The bedroom accommodation is equally impressive, with generous suites, dressing rooms, en-suites and an additional upper floor.

The properties are both freehold.

Council: North Yorkshire

Tax Band for Green Bank House: G

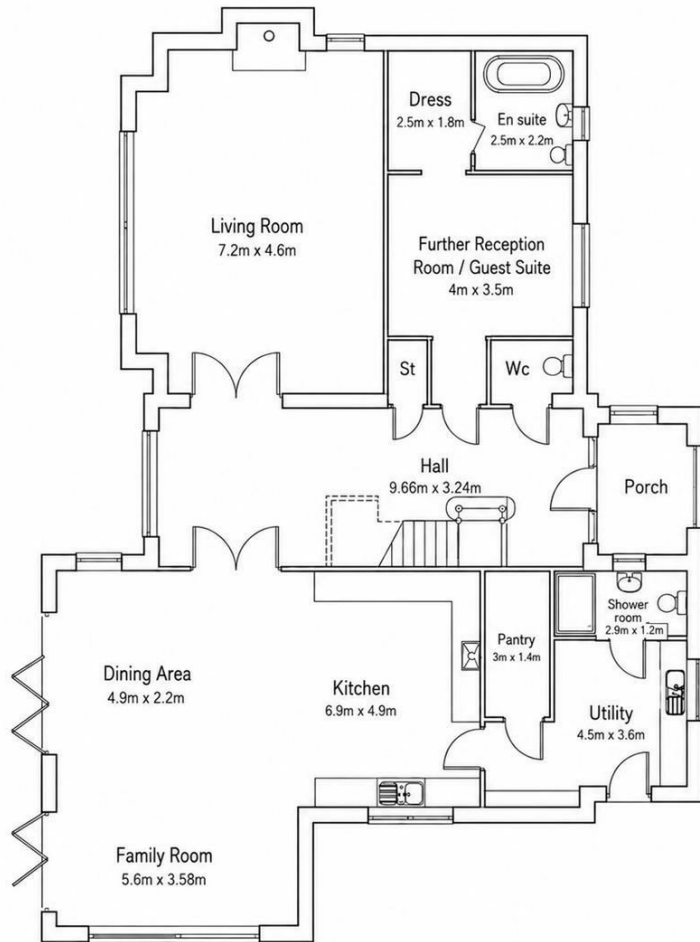
EPC For Green Bank: C

Tax Band for Green Bank Bungalow: B

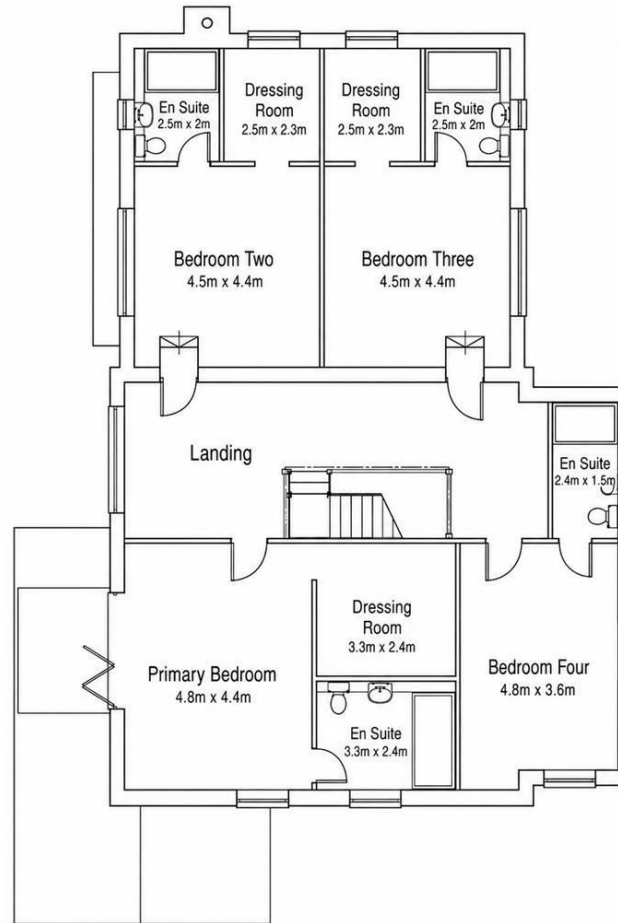
EPC Green Bank Bungalow: D

Services: The property is connected to mains water and benefits from LPG central heating, with private drainage provided by a septic tank.

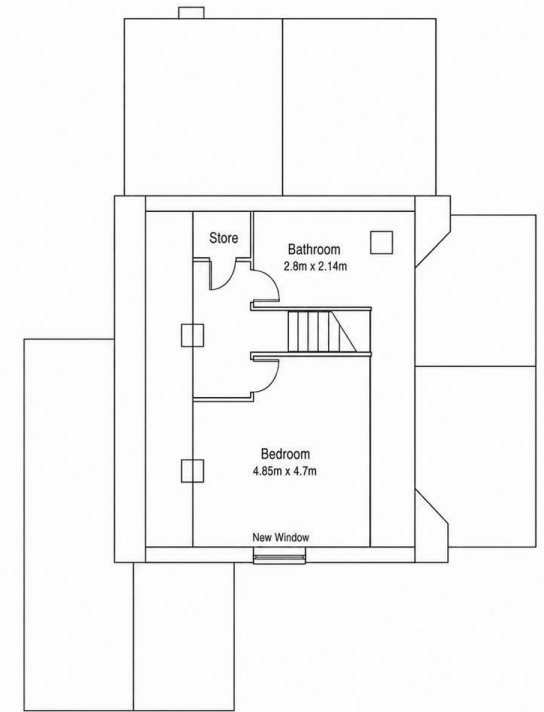




Ground Floor



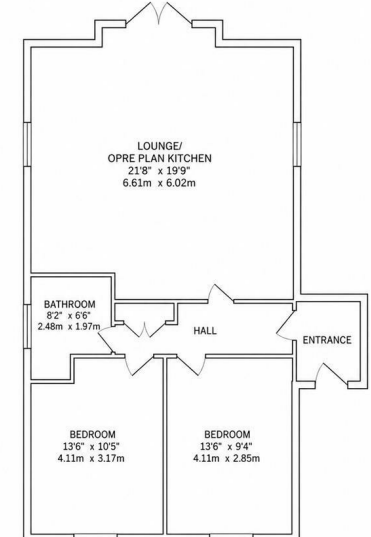
First Floor



Second Floor

The Bungalow

GROUND FLOOR
798 sq.ft. (74.1 sq.m.) approx.





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