



Beech Grove , Thirsk, YO7 2DJ
Price Guide £685,000



Luke Miller & Associates
ESTATE AGENTS LETTINGS AGENTS FINANCE

An impressive village home enjoying far-reaching views across the North Yorkshire countryside. The ground floor provides exceptionally well-organised and flexible reception space, complemented by four double bedrooms, two with en-suite facilities. Well-stocked, carefully maintained gardens surround the property, while the substantial detached double garage offers excellent storage and scope for alternative future use, subject to the necessary planning permissions



The property

The entrance hall provides access to most of the ground-floor accommodation, with a return staircase rising to the first floor. A large window brings plenty of natural light into the space, while the area beneath the staircase provides useful storage.

The formal sitting room is particularly well presented, with a bay window to the front elevation and double doors opening directly onto the side garden. A wood-burning stove forms the focal point of the room, while the direct garden access makes this a comfortable and versatile space for both everyday use and entertaining.

Continuing through the hallway, the formal dining room is also positioned to the front and features a bay window. An adjoining reception room provides further flexibility and could be used as a family room, study or occasional bedroom, depending upon the purchaser's requirements.

The country-style kitchen enjoys windows to two elevations and is centred around a large Aga. It is fitted with a comprehensive range of base and wall units, complemented by granite work surfaces that provide generous preparation space. There is also a selection of integrated appliances and ample storage for everyday kitchen use.

A door from the kitchen leads into the rear hall, which provides access to the ground-floor cloakroom and a useful rear porch or boot room, with direct access outside.

On the first floor, the landing is notably spacious and provides access to all four bedrooms and the family bathroom. A large window overlooks the rear garden and brings good natural light into this central area.

The principal bedroom is positioned to the front, with open views across the surrounding countryside and its own en-suite shower room. The second bedroom also benefits from en-suite facilities, while the remaining two bedrooms are both well-proportioned doubles. The family bathroom is fitted with a panelled bath and shower, WC and wash hand basin, together with a window to the side elevation.

Externally, the property is surrounded by established wraparound gardens, with deep borders containing a varied selection of mature shrubs, flowering plants and herbaceous planting. An extended patio provides a generous and private area for outdoor dining and entertaining.

Wrought-iron gates open onto a substantial driveway, which provides extensive parking and leads to the detached double garage. Measuring approximately 7.4m by 5.4m, with a floor-to-roof height of around 5m, the garage is accessed through two independent doors and provides exceptional space for vehicles, storage or workshop use. Its size and proportions may also offer potential for future adaptation, subject to the necessary planning permissions and consents.

Important information

The property is freehold

Council: North Yorkshire

Tax band: F

EPC: TBC

EPC link:TBC

Heating: oil

Disclaimer

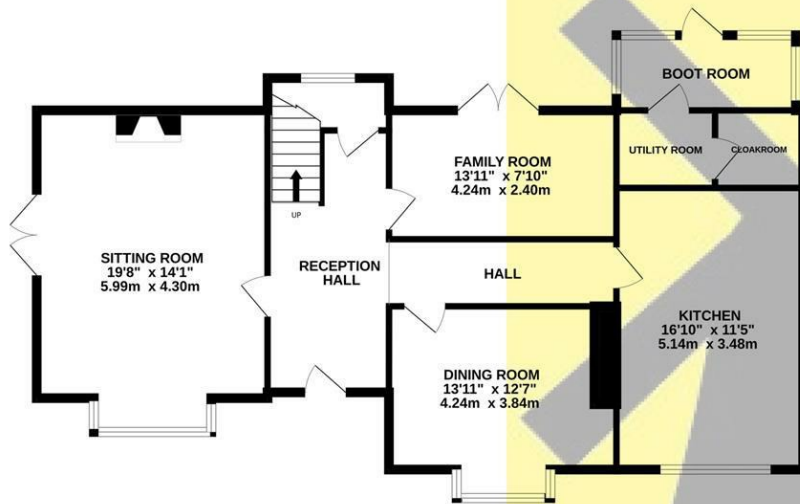
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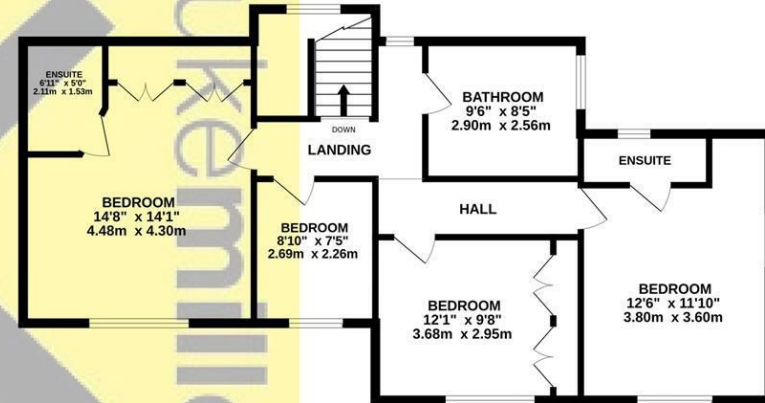




GROUND FLOOR
1006 sq.ft. (93.4 sq.m.) approx.



1ST FLOOR
846 sq.ft. (78.6 sq.m.) approx.



TOTAL FLOOR AREA : 1852 sq.ft. (172.1 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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