



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE

School House Dalton, Thirsk, North Yorkshire, YO7 3JA
Price Guide £565,000

****SOLD SUBJECT TO CONTRACT**** School House is a distinctive semi-detached period home offering generous living space and a layout well suited to modern family life. The property centres around an open plan living kitchen forming the hub of the house, complemented by two formal reception rooms with fireplaces and a garden room overlooking the private gardens. With four bedrooms, elevated ceiling heights through key areas of the home, mature gardens, a double garage and a summer house, the property also enjoys open countryside views.



- Detached period home with open plan living kitchen forming the hub of the house
- Elevated ceiling heights through key areas of the ground floor creating a strong sense of space
- Four bedrooms, including a principal bedroom with en-suite and countryside views
- Garden room with quad-fold doors and underfloor heating overlooking the private gardens
- Double garage, summer house with electricity, and hardstanding for motorhome or caravan
- Mature private gardens with seating patio and views towards open countryside and St John the Evangelist church (1868)









School House, Dalton A Victorian Village Landmark

Set within the historic heart of Dalton, School House stands as one of the village's most recognisable period properties — a former schoolmaster's residence dating from the late 19th century, when Dalton School served the surrounding farming community. Built during an era of expanding rural education, the house retains the proportions and solidity typical of Victorian civic architecture, offering generous rooms, deep-set windows, and a quietly dignified façade.

The property forms part of the original school cluster that once anchored village life. Its name is not an affectation but a direct link to its past: this was the home of the schoolmaster whose daily entries fill the Dalton School log book between 1872 and 1892. Today, the house blends its heritage with modern comfort, providing a rare opportunity to live within a building that has shaped — and witnessed — generations of local history.

With its established position in the village, attractive period features, and authentic provenance, School House offers both character and credibility

The Property

On entering the home, the reception hall provides access to two formal reception rooms and the staircase to the first floor, where the landing divides in two directions. To the front elevation, the formal sitting room offers an excellent entertaining space with the open fire forming the focal point of the room. There are fitted cupboards providing useful storage and a large window allowing natural light into the space. Adjacent to this, the dining room is another well-proportioned reception room which works well for both everyday dining and entertaining. This room features a decorative wood-burning stove set as its focal point, fitted storage cupboards, windows to two elevations and coved ceilings. Throughout key areas of the ground floor, the ceiling heights are elevated, adding to the sense of space within the home.

From the dining room, a door leads through to the hub of this family home. The beautifully designed open plan living kitchen has been fitted with a range of base and wall units together with granite work surfaces, a host of integrated appliances and a centre island providing additional preparation space and informal seating which takes in views, through Bi Fold doors onto a very private, low maintenance courtyard. The layout allows ample room for a breakfast table and chairs, creating a practical family space suited to modern living. The kitchen area continues into the garden room, with windows overlooking the private rear gardens and Quad-fold doors opening this room onto a seating area with pergola. It is worth noting that the kitchen area and also garden room has the advantage of underfloor heating. A further door leads to the utility room and cloakroom.

The garden room is well balanced with the proportions of the home and provides an excellent additional reception space. With windows to

two elevations and large quad-fold doors opening onto the patio and gardens, the room works particularly well for those who enjoy spending time overlooking the garden. It benefits from underfloor heating and is finished with a glazed lantern roof with fitted blinds.

On the first floor, the principal bedroom is a spacious and well-presented room with elevated ceilings and a decorative cast iron fireplace with hearth and mantel. A large window enjoys views across open countryside and also towards St John the Evangelist village church, built in 1868 and a delightful example of Butterfield's architecture. The bedroom also benefits from an en-suite shower room.

Bedroom two is another attractive double bedroom with decorative fireplace, elevated ceilings with coving and pleasant views over the surrounding countryside. Bedroom three is positioned to the rear of the home and is a further double bedroom, whilst bedroom four is a large single room that could equally serve as a study or nursery if required.

Completing the first floor is the house bathroom which comprises a freestanding bath with hand-held shower attachment, a step-in shower cubicle, low level WC, wash hand basin set on a vanity unit with storage below, heated towel rail and a window to the side elevation.

Externally, the grounds at School House offer a good level of privacy, screened by mature trees and well-established shrubs. The main lawned garden extends to two sides of the house and is bordered by herbaceous planting and seasonal flowers. The current owners have also given careful thought to ease of maintenance, with an automated watering system installed in key areas. Adjacent to the garden room, a generous paved seating area provides a practical space for outdoor dining and entertaining in the warmer months.

The vendors have also installed a summer house with electricity connected, offering flexibility for use as a home office, hobby space or studio. In addition, there is a block-paved hardstanding area measuring approximately 9m x 4m, which is well suited to the parking of a motorhome or caravan if required.

For parking and storage, the property benefits from a double garage with two independent doors, providing an excellent space for vehicle parking, workshop use or general storage. There is also useful overhead storage potential. There is also electric and water to the garage. The garage measures 5.9m x 5.5m

Please note: Dalton is a well-regarded North Yorkshire village, known for its peaceful setting and welcoming atmosphere. It has a local pub, church and village hall, with regular events that give the village an active feel. Surrounded by open countryside, it's a great place for walking, cycling and enjoying the outdoors.

Nearby Topcliffe adds further convenience with a primary school, village shop, doctors' surgery and several pubs and places to eat — all just a few minutes away. Together, the two villages offer a relaxed rural lifestyle with everyday essentials close at hand.

Dalton is also well connected for travel. The A168 and A19 are easily reached, giving direct routes to Thirsk, Ripon, Easingwold and York. Thirsk railway station, around ten minutes away, provides regular services to York, Leeds, London and beyond, making Dalton a practical choice for commuters and families alike.

The property is Freehold

Council:

Tax Band: E

EPC: E

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/3036-8127-6100-0178-5296>

Heating: Oil

Important information:

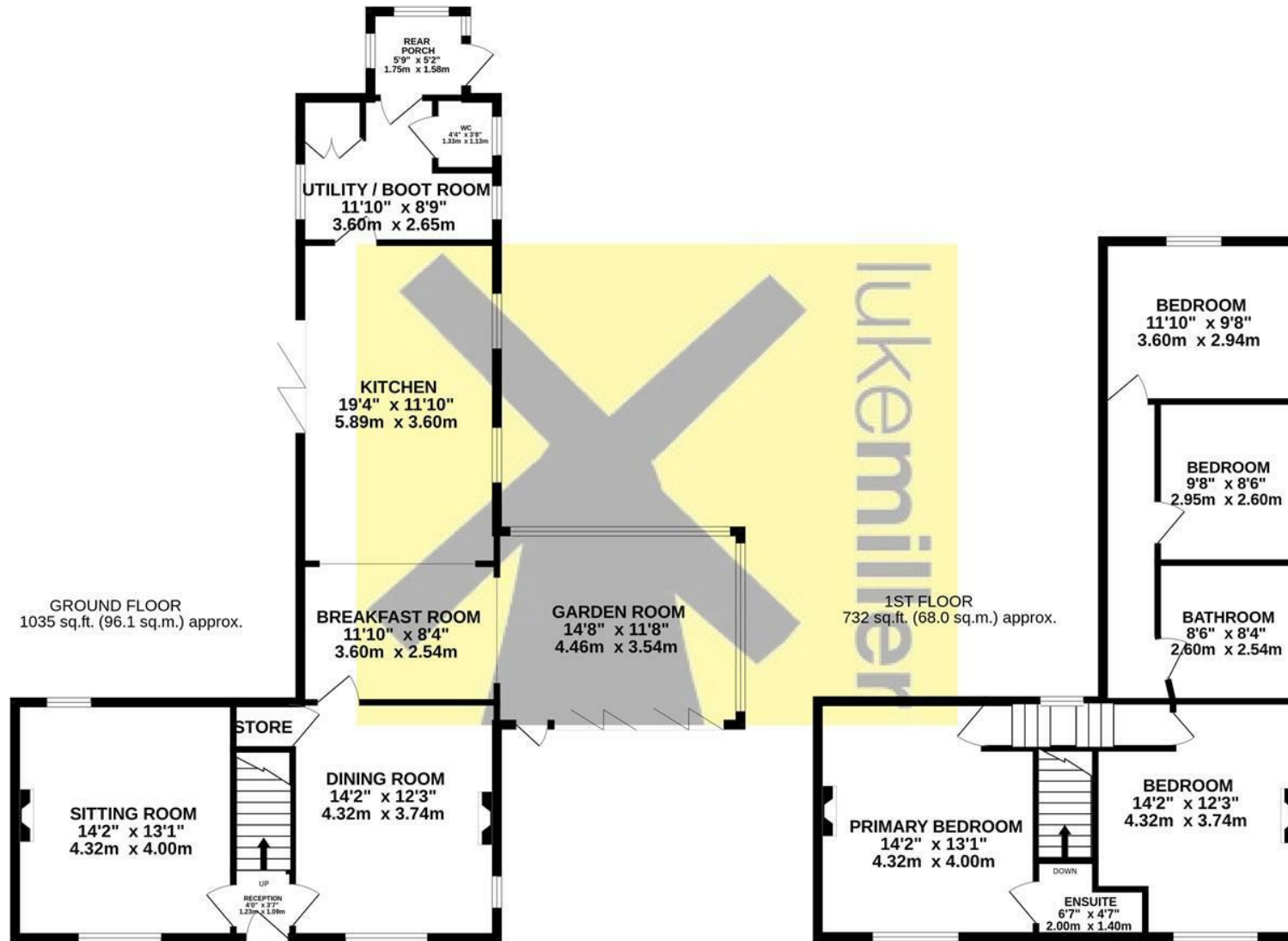
We wish to disclose that the driveway is shared with the neighbouring property. The drive cannot be seen from the house, and the neighbouring property does not pass directly in front of this home.

Disclaimer

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TOTAL FLOOR AREA : 1767 sq.ft. (164.1 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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