



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



7 Mawson Grove, Northallerton, DL6 3TL
Price Guide £489,000

A substantial detached bungalow occupying a generous plot in the sought-after village of Thornton-le-Beans, with spacious and well-planned accommodation throughout. The home includes a large reception hall, generous living and dining rooms, an open-plan breakfast kitchen, three bedrooms with en-suite to the principal bedroom, utility room and excellent storage. Outside are large south-facing gardens, a double garage and separate workshop/studio. Offered with vacant possession, this is a particularly rare opportunity within the village.

- Substantial detached three-bedroom bungalow
- Generous living and dining accommodation
- Open-plan breakfast room and well-fitted kitchen
- Principal bedroom with walk-in wardrobe and en-suite
- Large south-facing gardens with double garage
- Double garage and workshop/studio with potential for alternative use, subject to consent.



The Property

This substantial detached bungalow occupies a generous plot in the sought-after village of Thornton-le-Beans, where homes of this size and type are rarely offered for sale. The accommodation is particularly well proportioned throughout, with a large reception hall giving an immediate sense of the space available and providing access to the principal living and bedroom areas.

The living accommodation comprises a generous sitting room and separate dining room, together with a breakfast room which is open to the well-fitted kitchen. The kitchen provides an excellent range of fitted units, extensive countertop workspace and a good selection of integrated appliances, with a useful utility room positioned beyond. The property also benefits from two air-conditioning units, while the central heating boiler has been replaced within the last three years.

The primary bedroom is a particularly good size and includes a large walk-in wardrobe together with its own en-suite shower room. There is a further double bedroom, a single bedroom and the main bathroom, while a dedicated linen store provides useful additional storage.

Outside, the property is complemented by large south-facing landscaped gardens, designed to provide colour and interest throughout the seasons while remaining relatively straightforward to maintain. Mature flowering plants, established shrubs and herbaceous borders create an attractive setting, with the gardens also providing a good degree of privacy.

A further notable feature is the double garage and separate workshop/studio, providing excellent additional space for vehicles, storage, hobbies or home working. Together, the garage and workshop also offer further potential for alternative use or conversion, subject to the necessary planning permissions and consents. The available space could lend itself to the creation of an annexe, providing independent accommodation for relatives, multi-generational living or potentially holiday accommodation.

One of the strongest points of the property is its position within Thornton-le-Beans. Bungalows providing this level of accommodation, garden space and substantial ancillary buildings seldom become available in the village, making Mawsons Grove an appealing opportunity for buyers looking for a spacious single-storey home in an established village setting.

The village

Thornton-le-Beans is an attractive North Yorkshire village, conveniently positioned between Northallerton and Thirsk. Northallerton lies around 3 miles away, with Thirsk approximately 6 miles to the south, placing a broad range of shops,

schools, leisure facilities and mainline rail connections within easy reach.

The village has a traditional pub, village hall, playing field and tennis court, together with local bus services connecting nearby towns and villages. It is a particularly appealing setting for those looking for a quieter village environment without sacrificing day-to-day convenience.

Important Information

The property is freehold
Council: North Yorkshire
Tax Band: E
EPC:
EPC Link
Heating: Oil

We have been informed that there are mains services for electric and water

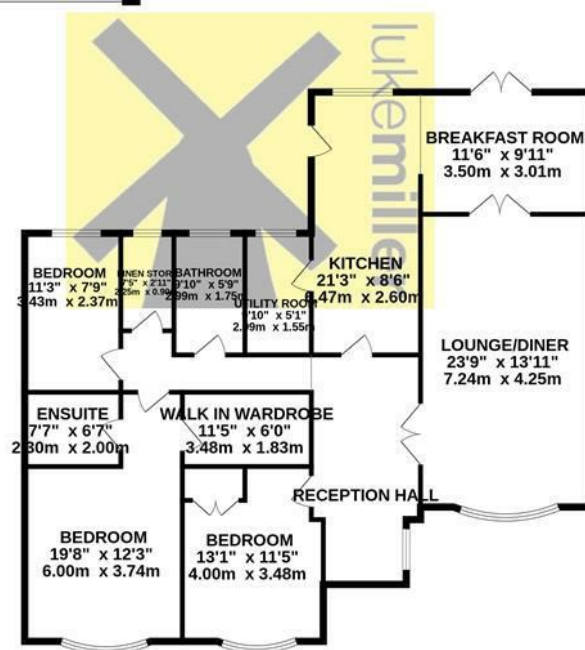
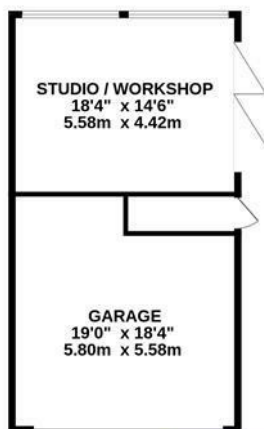
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GROUND FLOOR
2197 sq.ft. (204.1 sq.m.) approx.

TOTAL FLOOR AREA : 2197 sq.ft. (204.1 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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