



**Luke Miller & Associates**

ESTATE AGENTS LETTINGS AGENTS FINANCE



The Old Chapel , Thirsk, YO7 4HX  
Guide Price £445,000



This extraordinary home has been created using the original design and bricks from the Methodist Chapel of 1848 in the village of Ainderby Quernhow. Offering such superior living accommodation, n modern and eco-heating systems, clients looking for a property that offers more than a standard new build should contact the office on 01845525112



### **Ainderby Quernhow**

Located a short distance from the city of Ripon and also the market town of Thirsk, Ainderby Quernhow enjoys a sizable range of properties and also two neighbouring villages of Sinderby and Pickhill. Having excellent access to the A1M, this is an ideal location for those working in the cities of Harrogate and Leeds who wish to retreat from the cities to a peaceful village lifestyle

### **The market town of Thirsk**

Thirsk is ideally placed for those who enjoy country pursuits and together with a popular racecourse, excellent golfing facilities and myriad opportunities for individual and team sports, it offers a charming environment in which to live. It is situated in the heart of 'Herriot Country', between the Yorkshire Dales and the North Yorkshire Moors National Parks.

The thriving market town of Thirsk is conveniently located for easy access by road to:  
The Spa town of Harrogate (22 miles)  
Historic York (21 Miles)  
Leeds ( 30 Miles) and  
Teesside (23 Miles)

Thirsk has the following excellent rail connections:  
TransPennine Express to York, Leeds and Manchester  
and the Grand Central Train line giving direct access to  
London Kings Cross in under 2 ½ hours.

The excellent road and rail connections, together with Durham and Tees Valley Airport (25 miles) and Leeds/Bradford Airport (35 miles), make Thirsk an ideal location for those wishing to enjoy the country life but retain superb access to the remainder of the UK and indeed internationally.

There are three primary schools and a secondary school in Thirsk. Additionally, within a 20-mile radius, well respected private schools include Queen Mary's, Cundall Manor, Ampleforth and Queen Ethelburga's.

### **Property Description**

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On entry to the home, you are welcomed into the reception hall where there is an immediate feeling of space which continues throughout. The living room has Bi-Folding doors which open to the extended patio and lawn garden with far-reaching views over the countryside making this a further reception area being open plan with the modern kitchen makes an ideal entertaining space.

The kitchen design is sleek with an abundance of base and also wall units, There is also a

host of fitted appliances, quartz work surfaces and a large centre island. Beyond the kitchen is the utility room which is fitted with coordinating units, sink and also plumbing for a washing machine.

The three bedrooms are all very generous in size with the main bedroom also having the benefit of a shower room comprising a walk-in shower, wall hung w.c and also a wash hand basin sink set in a vanity. Also, the large windows in each room allow ample natural light into the home.

The modern fitted bathroom has a panel bath, step-in shower cubicle, w.c and also a wash hand basin sink. There is also a window to the side elevation and also a tiled surround.

Externally, the wrap-around gardens are currently laid to lawn with the addition of hedging which must mature. The drive allows ample off-road parking for several vehicles.

Heating:

The property has full underfloor heating and also air sourced

### **Disclaimer**

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. The copyright and all other intellectual property rights in this Site and marketing material ( trade marks, service marks, trading names, text, graphics, code, files and links) belong to Luke Miller & Associates. All rights are reserved.

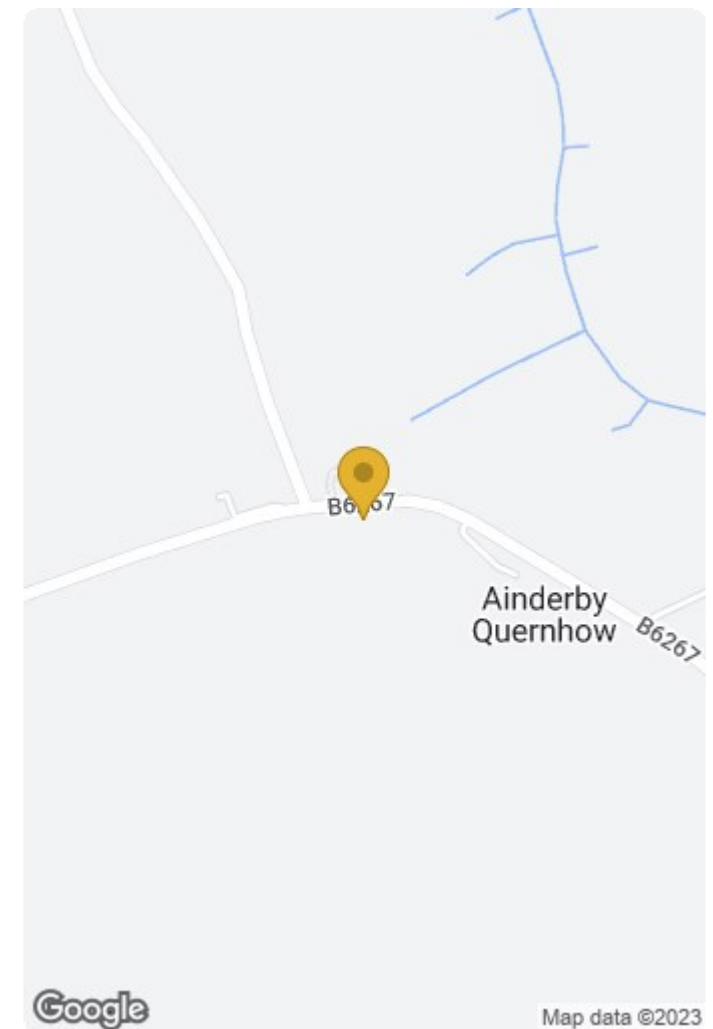














Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC 

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