



Luke Miller & Associates
ESTATE AGENTS LETTINGS AGENTS FINANCE



Stonedale 3 The Mews, Thirsk, YO7 3BA
Guide Price £350,000

A superb village residence that offers excellent living space set over two floors. Ideal for both families, or those accustomed to living space, this property benefits from a very large south-facing garden and also ample parking and garage. We are looking for clients that can proceed quickly and would suggest contacting the office with haste.



The Village of Hutton Sessay

Located close to the market towns of Thirsk and Easingwold, this desirable village is ideal for those working in the nearby cities of York and Leeds that wish to reside in a rural setting. Perfectly positioned close to the A19, the larger market towns offer schools and also all amenities. Having open space at your doorstep, this village is sought after.

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

On entry to the home, the reception area allows access to the formal sitting room and there is also a staircase to the first floor accommodation. The sitting room is generous in

size and, being open plan with the dining room, makes this an ideal family living area or indeed for entertaining. Still retaining on open fire, which may be suitable to convert to a wood burning stove, the large window to the front elevation offers views over open countryside.

To the rear of the home the well appointed fitted kitchen offers a host of appliances and also excellent worksurface area. In addition, there is a very useful utility and further storage area adjacent to the kitchen. Located in the large extension to the home, this living kitchen takes in views over the exceptional rear gardens with abundant natural light entering the room due to the south elevation

On the first floor, the landing allows access to all of the double bedrooms which will easily accommodate freestanding furniture, though the main bedroom and bedroom three have fitted wardrobes. It is also worth noting that the bedrooms also offer fantastic open views. Completing the home is the contemporary family bathroom which comprises corner panel bath, separate shower cubicle, w.c, wash hand basin sink set on a pedestal, tiled surround and also a window to the rear elevation.

Externally, the vendors have created a superb low maintenance area with a variety of herbaceous and flowering plants set within a stone feature. The landscaping was done by a very reputable local firm. The large gravel area also allows ample parking for at least three vehicles and there is also an electrical charge point. Through the archway, the drive leads to the rear gardens, further parking and also the garage.

The rear gardens are superb, not only in overall size but also position. Being south facing, the vendors state that this garden is not only private but also allows for superb entertaining. With a large patio from the living kitchen, there are also areas designed away from the home for seating with excellent scope for the successful purchaser to create further areas for fruit and vegetable plots to even a home office if required. From a family or keen gardener, it is rare to find a garden this size, in this location.

The garage (5.5m x 2.74m) offers secure parking but may serve as excellent storage having the benefit of shelving,

additional storage above and also has the benefit of electric and lighting.

We have also been informed that the home does offer fibre to the door making the internet extremely fast and reliable. There are also solar panels which do produce an annual income
Electric vehicle charging point

Hambleton District Council
Tax Band D
The property is freehold

EPC:<https://find-energy-certificate.service.gov.uk/energy-certificate/2146-8517-7799-7035-1117>

Please also note that there is a shared drive with the adjoining home through the archway leading to the garages.

The property is on a septic tank, as are the other three properties in the mews development, and the owners have a joint agreement to have them emptied on a regular basis.

Disclaimer

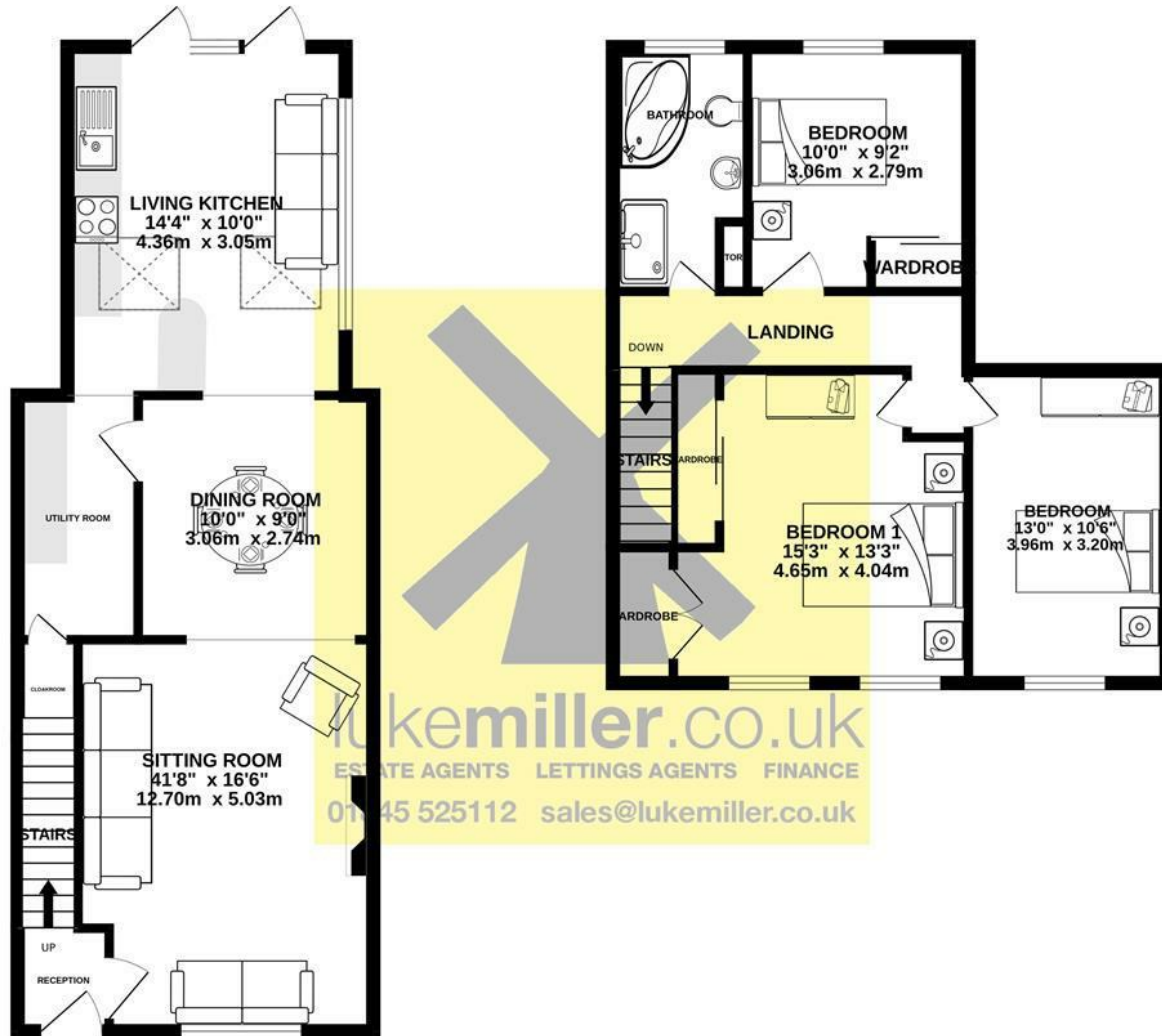
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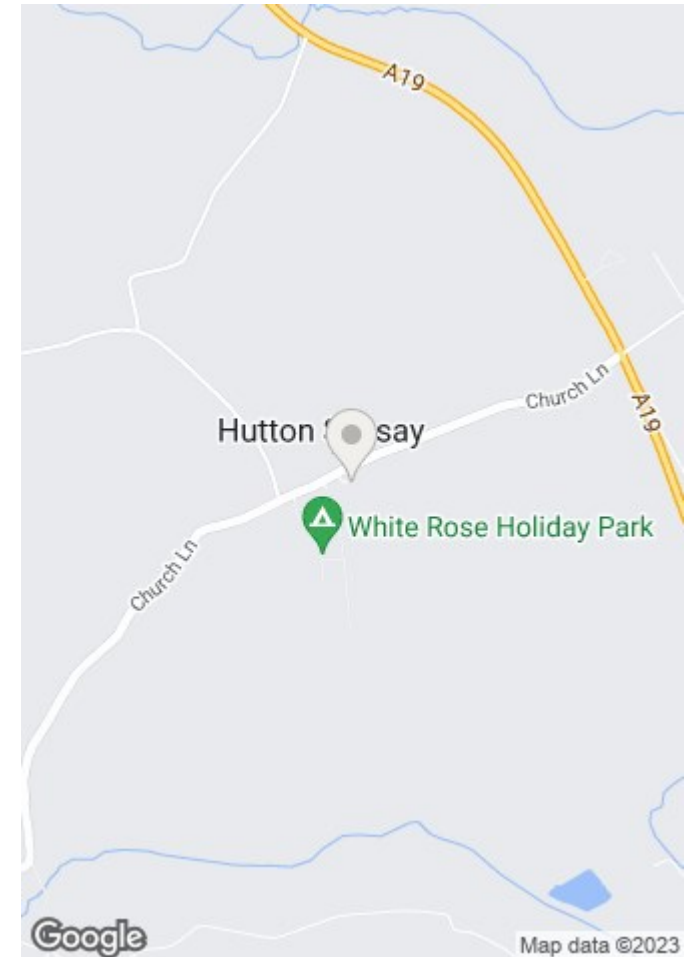
GROUND FLOOR
541 sq.ft. (50.2 sq.m.) approx.

1ST FLOOR
485 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA : 1026 sq.ft. (95.3 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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3 The Mews
Hutton Sessay
THIRSK
YO7 3BA

Energy rating

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Valid until
3 April 2033

Certificate number
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