



**Luke Miller & Associates**

ESTATE AGENTS LETTINGS AGENTS FINANCE



Farley , Thirsk, YO7 2PT  
Price Guide £499,995



**A spacious property offering generous living space across two floors, extensive gardens, and a prime location on the edge of the North York Moors. Requiring some modernisation, this home provides an excellent opportunity to create a residence tailored to your personal style and preferences, with a price that reflects its potential.**



**The Property**

The ground floor opens to a spacious reception hall, providing access to most of the accommodation. The living room, located at the front of the property, features a striking 3.5m bow window that fills the space with natural light, as well as an open fire with a decorative stone surround and an additional side window. Adjacent to the living room is a versatile second reception room that could serve as a formal sitting area.

The dining room and kitchen, currently separate, present an opportunity to be combined, creating a modern open-plan kitchen/dining space ideal for everyday living. The kitchen is equipped with coordinating base and wall units, fitted appliances, and access to a small sunroom with views over the grounds. Another reception room, currently used as a bedroom, offers flexibility and is particularly suited for single-level living or future-proofing. Completing the ground floor is a contemporary shower room and a separate cloakroom.

On the first floor, there are two spacious bedrooms and a store room accessed from the landing. This additional space could be adapted into a third bedroom, home office, or craft room, depending on individual needs.

The manicured gardens are beautifully presented, featuring a variety of herbaceous beds and flowering borders, along with a dedicated area for fruit and vegetable cultivation. The grounds also include a large driveway and detached garage. Given the size of the gardens, there may be potential for the creation of an additional dwelling, subject to obtaining the necessary planning permissions.

The property is Freehold

Council: North Yorkshire

Tax Band: E

EPC:

EPC Link:

**Disclaimer**

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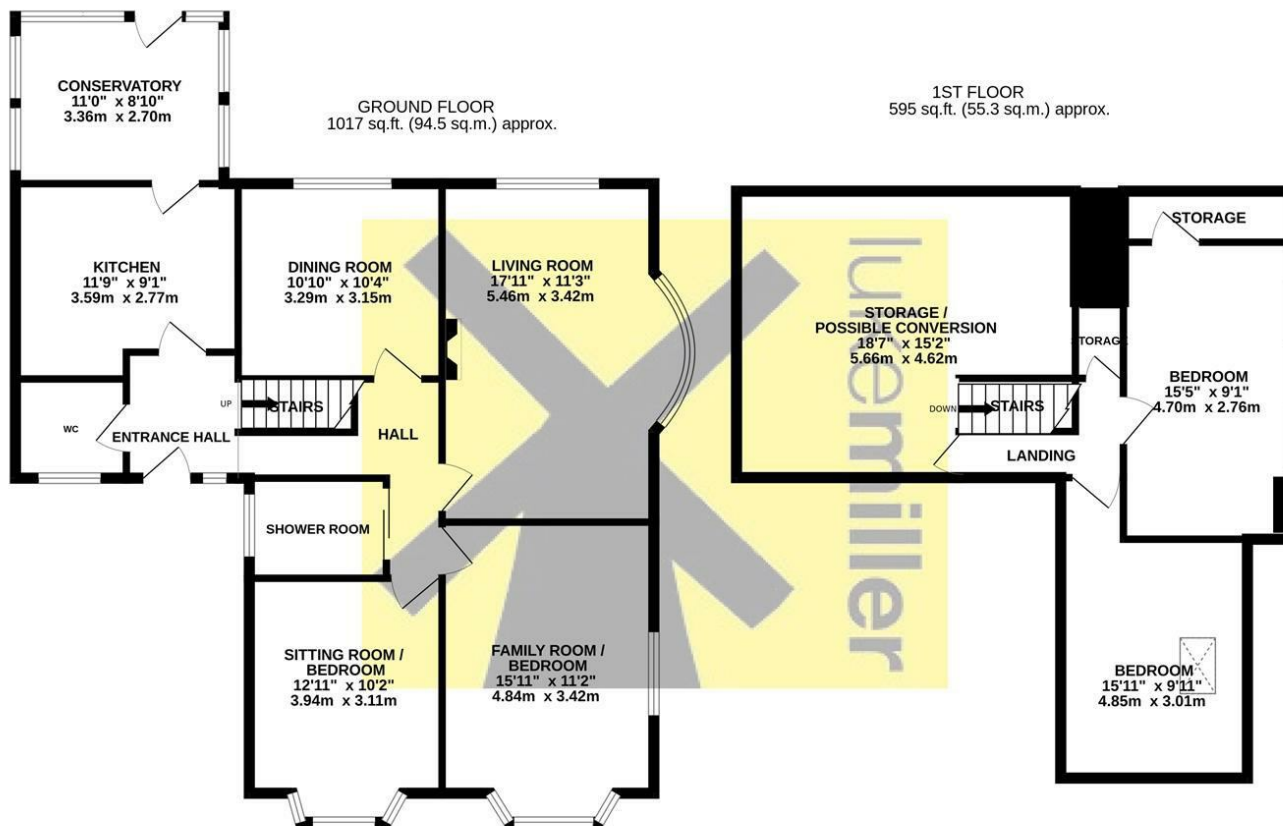












TOTAL FLOOR AREA : 1613 sq.ft. (149.8 sq.m.) approx.

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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