



**1 Manor Farm Little
Thirkleby, Thirsk, YO7 2BA
Price Guide £285,000**



Luke Miller & Associates
ESTATE AGENTS LETTINGS AGENTS FINANCE

A property with added potential, available to purchase immediately. The main residence is full of character and is currently operated as a holiday let, while a substantial outbuilding offers scope for improvement or conversion to enhance the existing home (not for a separate dwelling and subject to any necessary consents). Situated in a sought-after village, this is an excellent opportunity to further develop an already appealing property.



The Property

Entry to the home leads into a welcoming reception area with access to the inner hall, staircase, dining kitchen, and cloakroom. The dining kitchen offers excellent storage through a range of fitted wall and base units, generous worktop space, and a selection of fitted appliances. There is also a large under-stair storage cupboard and an impressive elevated beamed ceiling, adding to the sense of space and character. A window overlooks the rear garden, and a door leads through to the living room.

The living room is quintessentially cottage in style, with a wood-burning stove forming the focal point of the room and an elevated beamed ceiling completing the look. A front-facing window brings in natural light and adds to the room's welcoming feel.

To the first floor, there are two large double bedrooms and a shower room. While the shower room is modest in size, it offers scope for extension into bedroom two if desired, with minimal loss of bedroom space.

Externally, the front of the property features a pleasant lawned garden and a driveway providing ample off-road parking, along with access to the LPG tank which serves the central heating system. To the rear, there is a decorative garden with a variety of shrubs and flowering plants, a discreet seating area, and access to a substantial range of outbuildings.

Although currently in need of repair, the outbuildings offer a sizeable footprint and excellent potential for those looking to enhance or expand the existing home, subject to the relevant planning and building consents.

Agent's Note:

The condition of the outbuilding has been fully disclosed within these details and during viewing. Any subsequent survey carried out on the outbuilding will not be grounds for renegotiation of the agreed sale price.

Additional Information

Tenure: Freehold

Council: North Yorkshire

Tax Band: B

EPC: E

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/9178-7008-6297-5581-5910>

Heating: LPG (Propane)

Drainage: Septic tank

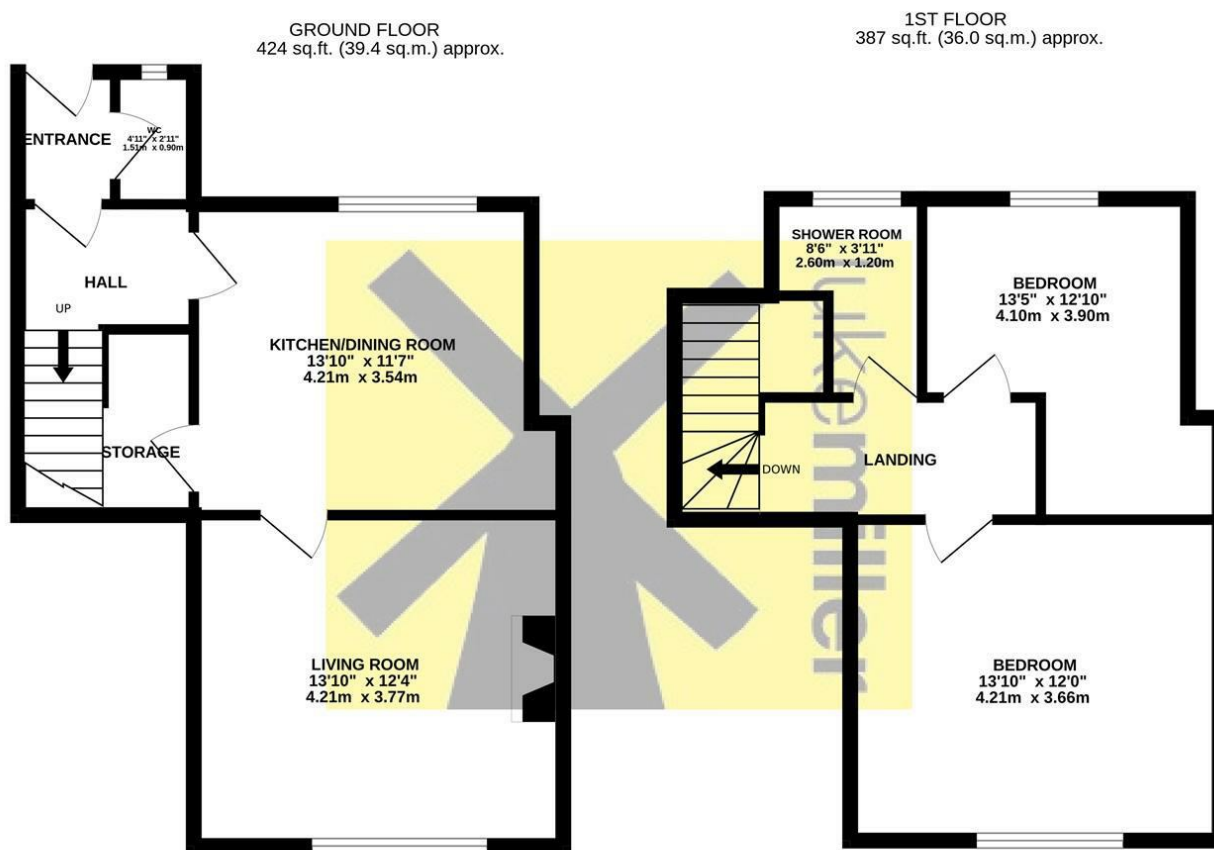
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TOTAL FLOOR AREA : 811 sq.ft. (75.4 sq.m.) approx.

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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