



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



70 Topcliffe Road, Thirsk, YO7 1RT
Guide Price £425,000

This exceptional four-bedroom family home is located in a prime location for both the market town centre and also schools. The home boasts superb living accommodation and a carefully balanced mix of traditional and contemporary fixtures reflecting its build date of circa the 1800s and also modern-day living requirements.



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.

The village of Sowerby

The village of Sowerby links with Thirsk, but retains its own identity and is set in the heart of 'Herriot Country', the gateway to the Yorkshire Dales National Park to the west and the North Yorkshire Moors National Park to the east. Thirsk is also the Darrowby of the late 'James Herriot' (Alf Wight), famous vet and author.

On Front Street, which is the main road through the village, an avenue lined with trees, is an old timbered house and the historical village church, and over Cod Beck at the southern end is an old packhorse bridge.

Local facilities include a reputable public house and a nursing home. There are several schools in Sowerby -Thirsk School on Topcliffe Road, and also a primary school. The village is within easy access of the A1, A19/A168 for commuting both north to Teesside and south to York.

On entry to the home, you are welcomed by a large reception hall with a grand staircase. With the majority of reception rooms being accessed from here, this is where you begin to appreciate the overall living space.

The formal living room still retains an open fire and also a large bay to the front elevation ensuring ample natural light. The dining room again boasts an open fire with an ornate surround and double doors which open to the elevated decked area. This room may of course be used as a secondary lounge if required.

The kitchen offers excellent workspace and is fitted with a host of appliances. There is also a window to the side elevation, a breakfast bar and two steps down to the family lounge which is the hub of this home and only an internal visit will one appreciate the size and layout. Having underfloor heating and doors to the gardens, this may be an ideal entertaining area. There are also further windows to the southwest elevation.

Also on the ground floor, there is the utility and also cloakroom combined which makes the most of this area. In addition, there is also a side door and window.

The first-floor landing has doors to the four bedrooms and bathroom. There is also a side window allowing natural light in and access to the large loft area via a personal hatch.

Being located above the family lounge, this impressive master bedroom has three windows to the southwest elevation, there is also a walk-in wardrobe. Having direct access to the family bathroom via a door, it may serve as an ensuite if required with little disruption to the home.

The contemporary bathroom comprises of a free-standing bath, step-in double shower area, w.c. and pedestal sink. There are also two windows and doors which lead to the landing and also the master bedroom.

Externally to the front elevation, there is a mature hedge and extended brick drive and turning bay which leads to the detached garage. There is also a manageable lawn garden with borders. The rear west facing gardens have been designed for both entertaining and ease as there is a large decked seating area (which may be removed to extend lawn gardens if desired) accessed from the dining room which steps down to the lawn garden. To the rear of the garden, there is a further seating area under cover. The key areas of this garden have lighting installed.

Also noted is a ramp, from the driveway, leading to a large double-skinned timber store which has double entry doors and may be ideal for further storage, home office or garaging.

Disclaimer

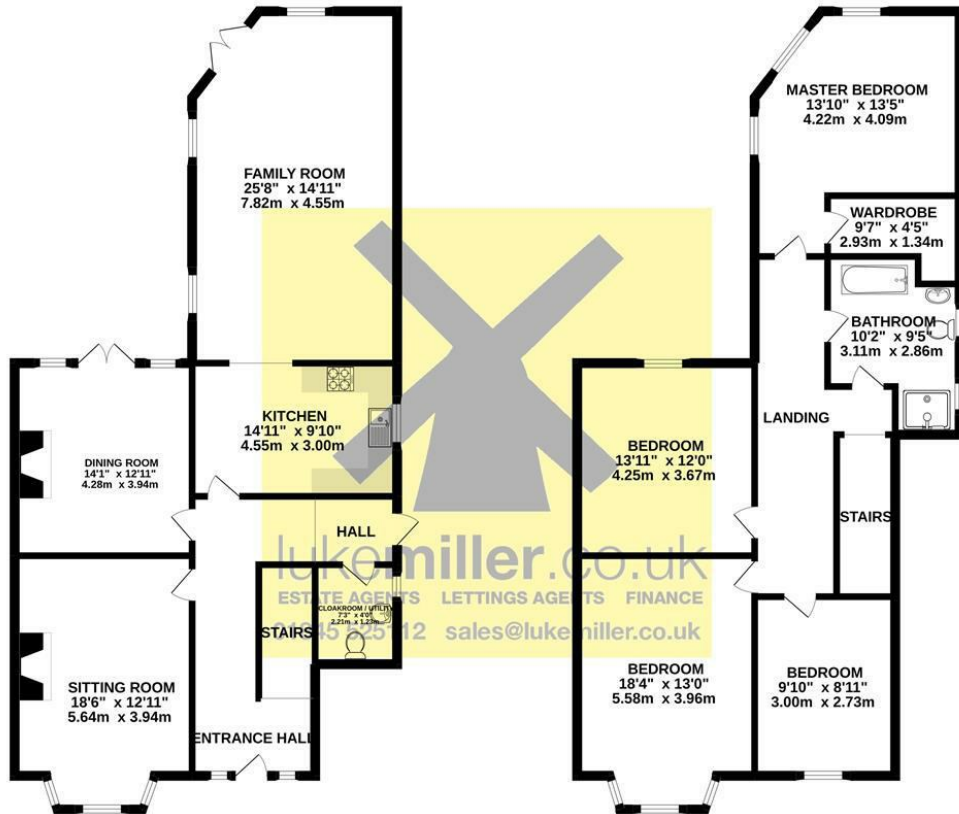
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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.





GROUND FLOOR
1152 sq.ft. (107.0 sq.m.) approx.

1ST FLOOR
1106 sq.ft. (102.8 sq.m.) approx.



lukemiller.co.uk
ESTATE AGENTS LETTINGS AGENTS FINANCE
01845 525112 sales@lukemiller.co.uk

TOTAL FLOOR AREA: 2258 sq.ft. (209.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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.
Made with Metropix 5/2022



Tel: 01845 525112 Email: sales@lukemiller.co.uk www.lukemiller.co.uk 4 Finkle Street, Thirsk, North Yorkshire YO7 1DA