



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



Holme On Swale, Thirsk, YO7 4JE
Guide Price £525,000

A superior Village residence thought to date back in excess of 150 years offers truly exceptional character and living space throughout. With mature gardens surrounding the property and open fields to the rear and the side. Viewings are highly recommended to appreciate the location of the property and the accommodation on offer.

Property Description

On entry to the home, you are welcomed into the vestibule which allows access to both the sitting room and also snug room. The sitting room has a wood-burning stove and exposed beam ceilings and also has the advantage of windows to two elevations of the property, whilst the snug may be that perfect retreat in the winter months.

To the rear elevation of the sitting room, you access the dining room which is a very pleasant size accommodating a large dining set with windows to two elevations and also doors leading to the gardens.

The breakfast kitchen comprises cream fronted base and wall units with ample work surface area and some integrated appliances, there is also a double oven range cooker. There are windows to the rear gardens and fields, and a door leading to the very functional conservatory. Completing the ground floor is the downstairs WC and also a storage cupboard.

To the first floor of the home, the landing provides access to the three bedrooms. The master bedroom is a very impressive size featuring the original fireplace and benefits from a further room converted to a fitted dressing area. However should one require this as another bedroom this is easily rectified. There are two further double bedrooms and also the bathroom which comprises a step-in bath with shower, WC, and also a wash hand basin set in a vanity.

Externally the gardens are a true delight which are surrounded by fields on three sides. There is an abundance of mature trees, flowering beds, and herbaceous borders. The current vendors have designed this beautiful garden with different compartments to enjoy sitting out at various points. Of course, there is the very mature pear tree in the rear garden which will take centre stage. The gravel drive is very well screened from the main road allowing privacy. The drive leads to an open carport and wood store.

Additional Information

- Mains drainage
- Oil Central Heating
- EPC Rating: D
- Council Tax Band: C

Disclaimer

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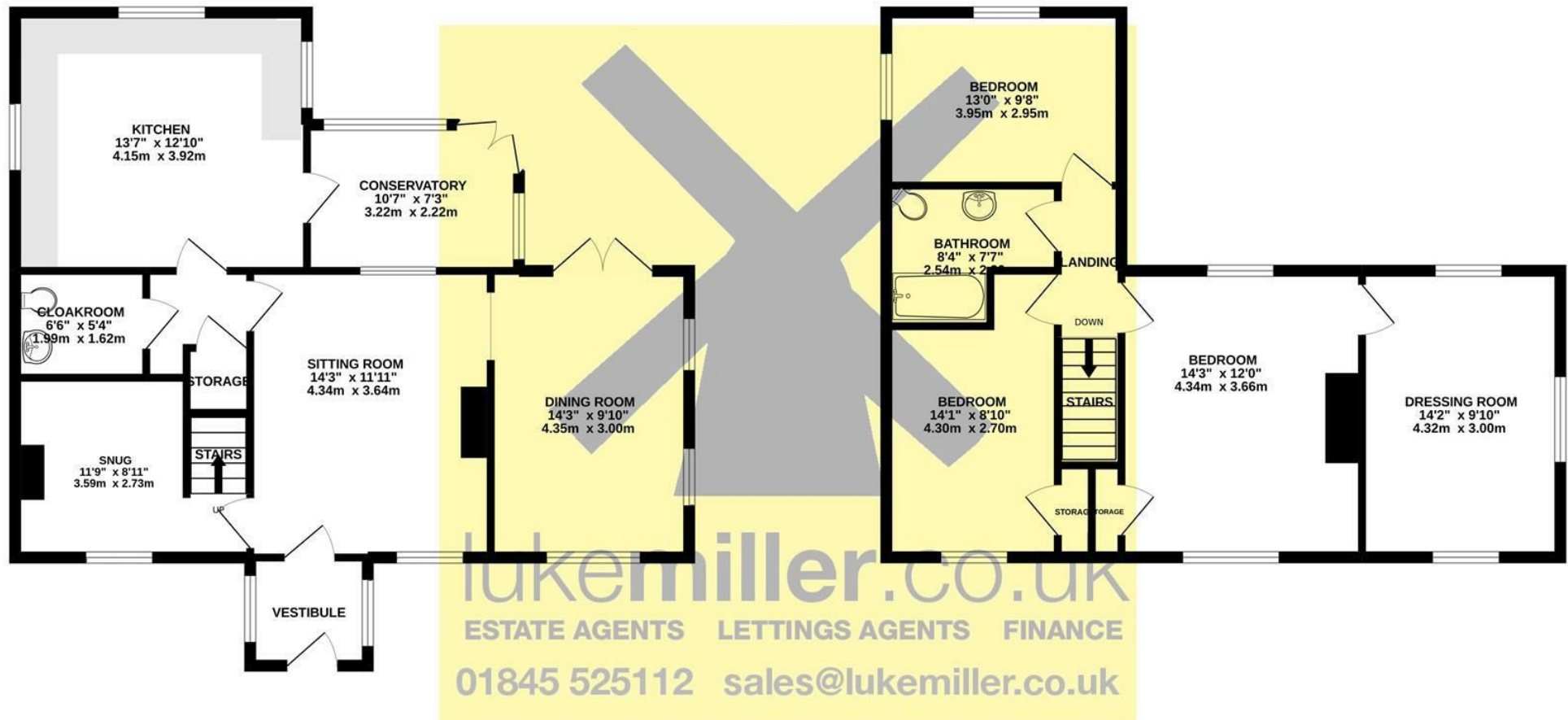






GROUND FLOOR
764 sq.ft. (71.0 sq.m.) approx.

1ST FLOOR
623 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA : 1387 sq.ft. (128.9 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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