



HAWNBY HOUSE THORNTON LE BEANS,
NORTHALLERTON, DL6 3SW
OFFERS OVER £440,000



Northallerton
Estate Agency



Hawnby House, Thornton Le Beans, Northallerton

DL6 3SW

The property comprises a substantial stone built 3-bedroom house with clay pantile roof situated in a highly sought after village residence between Northallerton and Thirsk with good transport access. The property comes with adjacent former joiners shop which is brick built and would provide for second sitting room and substantial en-suite master bedroom, also capable of separate habitation subject to purchaser's requirement and planning permission. The property sits in the middle of Thornton Le Beans village and enjoys a mix of double glazing and wooden windows and oil-fired central heating. The house is grade 2 listed but the joiner's shop isn't.

- 4 Bedroom
- Garage and Workshop
- Substantial Family Home
- Detached House
- Additional Joiners Shop/Annex
- Endless Scope





Call us to arrange a viewing on **01609 771959**

Entrance

Entering up a step through hardwood front door into an entrance lobby enjoying a radiator and stairs to first floor.

Dining Kitchen

Beamed ceiling, chimney breast, marble hearth with heating world fire front with oil fired central heating boiler behind, ceiling light point, double radiator. Archway through to kitchen enjoying quarry tiled flooring, contemporary range of base and wall cupboards, wood effect worksurfaces with inset stainless steel single drain single bowl sink unit, unit inset 4 ring hob with a brushed steel and glass oven beneath, dishwasher with unit matched front, space for fridge freezer, inset ceiling spotlights.

Utility

Flush mounted ceiling light point, concrete floor, double radiator, rear multipaned door out, space for numerous appliances, space and plumbing for washing machine. Door to downstairs wet room.

Downstairs Wet Room

Wall mounted Mira electric shower, wall mounted extractor, unit inset washbasin and a toilet, flush mounted ceiling light point, heated towel rail.

Sitting room

Beamed ceiling, centre chimney breast with painted surround and mantle shelf, cut marble hearth and decorative cast fireplace with inner basked grate. 2 wall light points, low level double radiator and window looking out to front garden, TV point, wall mounted electric radiator, glassed back recessed shelved display area which takes light from the entrance lobby.

Landing

Recessed landing providing for a nice office area with picture window looking out to rear garden.

Bedroom 1

2 x chimney breast alcoves providing wall length double wardrobes to both sides comprising cloaks hanging and shelving with over bed storage, radiator, ceiling light point, TV point.

Bedroom 2

Over stairs wardrobe with cloaks hanging rail and storage, attic access, ceiling light point, radiator, chimney breast alcove space for wardrobe.

Bedroom 3

Pine floor, ceiling light point, radiator, views to rear garden.

Bathroom

Bath with a triton electric shower over, tiled around bath, modern unit inset washbasin with cupboard storage beneath and duo flush toilet, flush mounted ceiling light point, radiator, wall mounted heater.

Joiners Shop/Annex

Large open plan heavily beamed former joiners shop with brick arch to the front and central multipaned glass door into the main area enjoying twin windows to either side providing for a high degree of natural light. Enjoys concrete floor and a raised quarry tiles area with a multi burning stove. Partially exposed stone walling to one side, ceiling light point, polished and stained staircase up to first floor enjoying a substantial en-suite bedroom with beamed and wood panelled ceiling, windows to 2 sides providing a high degree of natural light, beam mounted lighting, door to on suite shower room enjoying a shower tray with shower rail around, pedestal washbasin and slimline toilet, wall mounted light point. Large space suitable for substantial living room or could provide annex accommodation to the house.

Garden

To the front of the property there is a chipped driveway giving parking for multiple vehicles with shrubbery to one side and hedging to the other side giving access to a covered carport which is wooden pole barn construction with a pantile roof. Flagged and cobbled walkway to the front door and a natural laid stone seating and patio area looking out on the front garden, giving a mix of lawned garden area with numerous shrubberies and hedged boundary at the front and side. Between the carport and the garage there is a brick arch with wooden door through to the rear garden enjoying a concrete walkway across the back with steps up onto a natural stone flagged patio area and an oil tank, space for orangery. Proceeding up steps to the main rear garden which is lawned with a walkway through with shrubbery and plants. Detached former beast housing with a stone channelled floor, beamed ceiling, ceiling light point, original hay rack, currently utilised as workshop and storeroom, previously had the benefit of light and power. Adjacent is a lean-to greenhouse and store.

Garage

A brick built with clay pantile roof garage sitting on a concrete base enjoying power.

VIEWING - BY APPOINTMENT THROUGH THE AGENCY - Tel. No. 01609 771959

TENURE - FREEHOLD

SERVICES - MAINS WATER, ELECTRIC, OIL & DRAINAGE

NYCC TAX BAND - F

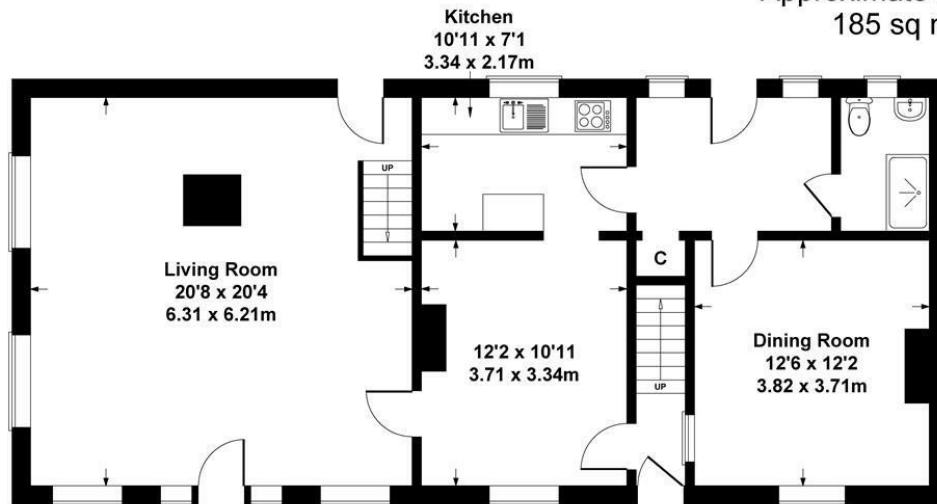
EPC - TBC



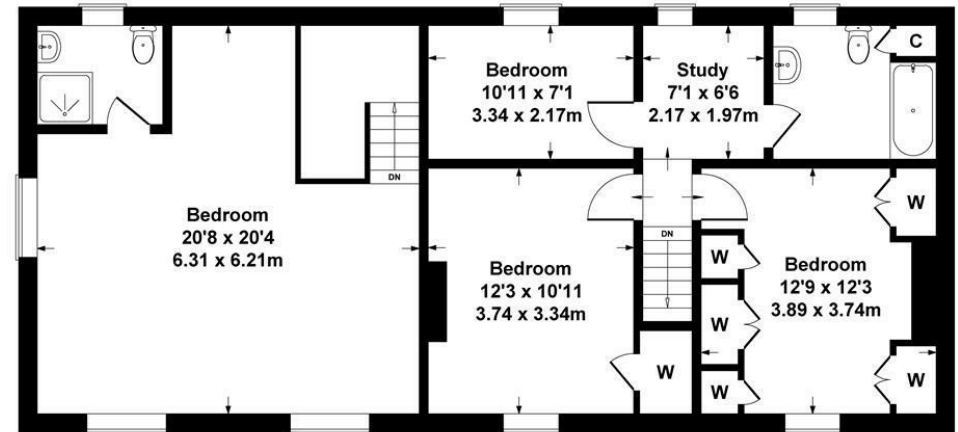


Hawnby House, Thornton Le Moor

Approximate gross internal area
185 sq m - 1991 sq ft



GROUND FLOOR

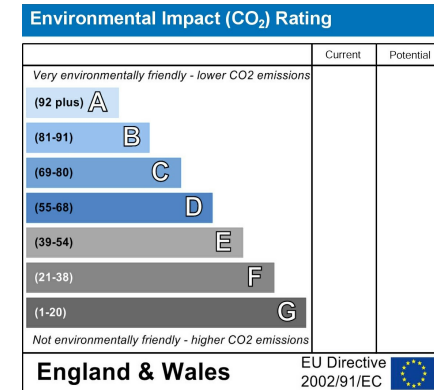
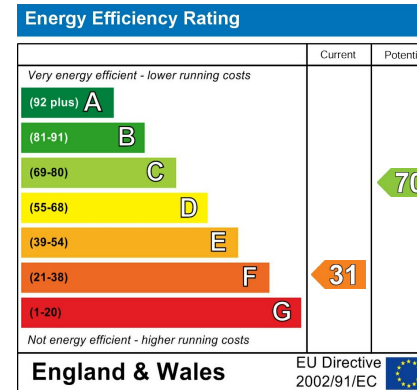


FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced By Vue3Sixty



Northallerton Estate Agency does not seek to avoid our criminal and civil liabilities by the use of cleverly worded small print. Our staff have undergone training and follow set procedures, but it is not possible for us to guarantee that everything written in our sales particulars is accurate. Please note that unless stated otherwise:

- These particulars have been prepared in all good faith to give a fair and overall view of the property. If any points are particularly relevant to your interest in the property, then please ask for further information/verification
- These particulars are set out as a general outline only for the guidance for intending purchasers and do not constitute, nor constitute a part of, an offer or Contract.
- All descriptions, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendor or his/her Agents.
- We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee.
- Any plans may not be to scale and are for identification purposes only.
- Items included in the written text are included in the sale. All others are excluded regardless of their inclusion of any photograph.
- You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major important to your interest in this property, please ask us for further information.

In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us.