



**James Winn**  
**Estate Agents**

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## **Oak Dale , Cold Kirby YO7 2HL**

An opportunity to purchase this wonderful modern barn conversion situated in the village of Cold Kirby in the North York Moors National Park. The property has been converted to a high standard and offers accommodation on two levels to include airy welcoming entrance hall, vaulted-ceiling lounge with multi-fuel stove and bi-folding doors, breakfast kitchen with bi-folding doors, a cloakroom/W.C., utility room, two ground floor bedrooms, en-suite shower room/W.C., first floor landing, two further bedrooms and house bathroom/W.C. To the front of the property there is a large lawned garden, adjacent gravelled driveway and an enclosed rear courtyard garden with two private patio area and gated access to the rear garden. Also included are a timber built external office ideal for working from home and a byre for storage. With the benefits of exposed beams, oak fittings, double glazing, underfloor heating throughout and full fibre broadband an internal inspection is essential to appreciate the size and quality of property on offer. EPC rating D. council tax band F. NO ONWARD CHAIN

**£575,000**

## LOCATION

Situated in the attractive, rural, peaceful village of Cold Kirby approximately 7 miles to the East of Thirsk. Local schools, shops and leisure facilities are all available within the surrounding area. For the commuter there is access to the A19, A1M and arterial roads leading to the larger urbanisations of Leeds, Teesside, York and Harrogate as well as a mainline train station 8 miles away.

## DIRECTIONS

Leaving Thirsk via the A170 Scarborough Road proceed to the top of Sutton Bank and follow the road taking the Left hand turn to Cold Kirby. Proceed down the road until you enter the village to where the property is located on the right hand side.

## THE ACCOMMODATION COMPRISES

### ENTRANCE HALL

15'8" x 7'11" (4.80 x 2.43)

With double glazed entrance door, inset spotlights, telephone point, understairs cupboard, return staircase to the first floor and under floor heating.





**SITTING ROOM**

23'5" x 15'10" (7.14 x 4.83)

With double glazed bi-folding doors with fitted electric blinds & floor to ceiling window, television & Sky point, inset spotlights, part vaulted ceiling with oak beams, recessed fireplace with multi-fuel stove & timber mantle, mains smoke alarm, Oak French doors to the hall, Oak stable door to the kitchen and under floor heating.



## DINING KITCHEN

19'4" x 16'3" maximum (5.89 x 4.95 maximum)

Including a modern fitted range of wall & base units incorporating granite surfaces, sunken sink unit with mixer taps over, underlighting, preparation island, inset spotlights, integrated oven & hob, stainless steel extractor hood & dishwasher, integrated fridge, aga, walk in pantry, exposed beams, bi-folding doors with fitted electric blinds, tiled floor and under floor heating.





### LOFT ABOVE KITCHEN AND UTILITY ROOM

With hatch access, folding fitted ladder, fully boarded with lighting and power.

### GROUND FLOOR W.C.

3'1" x 4'5" (0.94 x 1.35)

With white low level w.c., hand basin, tiled walls, extractor and tiled floor.

### UTILITY ROOM

13'6" x 5'0" (4.13 x 1.53)

With freestanding unit incorporating Belfast sink with mixer taps, space & plumbing for washing machine, tiled floor, cloaks cupboard, door to courtyard, loft access hatch to boarded and lit storage area and under floor heating.

### BEDROOM

13'8" x 9'0" (4.17 x 2.74)

With double glazed door to courtyard, fitted modern wardrobes, television point and under floor heating.



**SHOWER ROOM/ W.C.**

4'11" x 8'10" (1.50 x 2.71)

Including a three piece contemporary suite comprising of a step in shower cubicle, large hand basin inset with vanity unit, electric shaver point, hidden cistern w.c., tiled walls, inset spotlights, extractor, tiled floor and wall mounted mirrored cabinet.



**BEDROOM**

8'11" x 6'11" (2.72 x 2.11)

With double glazed window, fitted wardrobes, television point and under floor heating.





### FIRST FLOOR LANDING

Galleried landing with beamed ceiling, fitted cupboards and window.



### BEDROOM

10'7" x 9'7" (3.23 x 2.92)

With double glazed window, fitted wardrobes, exposed beams, radiator and television point.



**BEDROOM**

10'1" x 9'2" (3.07 x 2.79)

With double glazed window, fitted wardrobes, exposed beams, radiator and television point.



**HOUSE BATHROOM/ W.C.**

6'9" x 8'11" (2.06 x 2.72)

Including a contemporary three piece suite comprising of an oversized bath with shower over & curved screen, hand basin inset with vanity unit, low level w.c., part tiled walls, shaver point, spotlights and double glazed window.





**BYRE**

9'0" x 16'11" (2.76 x 5.16)

Storage byre with sliding door.



**OFFICE**

7'8" x 9'7" (2.35 x 2.94)

Timber build external office with French doors, lighting and power.



## FRONT GARDEN

To the front of the property there is a large lawned garden with walled boundaries, mixed edging, range of apple, plum & cobnut trees and large gravelled driveway.





## PARKING

Parking for up to six cars is available to the front of the property with a large gravelled area and to the rear of the property there is a further courtyard with space for a garage subject to the relevant permissions.



## REAR COURTYARD

Enclosed rear courtyard with gated access, large flagged patio, external lighting, greenhouse and outbuildings.



VIEW BY APPOINTMENT



## CLAUSES

1/ James Winn Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error. 3/ We believe the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property. 4/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 5/ All Home Information packs and Epcs' are generated by a third party and James Winn Ltd accepts no liability for their accuracy.

## FREE VALUATION SERVICE

If you are looking to sell a property James Winn Estate Agents offers a FREE NO OBLIGATION market appraisal service designed to give you the best advice on marketing your property. Contact our sales teams in Thirsk or Northallerton on 01845 524488 or 01609 777125 to book an appointment.

## MORTGAGE & FINANCIAL ADVICE

James Winn Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage advisor. 01845 524488. (Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it ).Minimum age 18.

GROUND FLOOR

1ST FLOOR



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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