

Davis
Lund

Sutton
Thirsk
North Yorkshire
YO7 2PR

Guide Price £645,000





Accommodation

A grand detached residence, skilfully extended and revealing a particularly spacious interior and meticulously maintained accommodation throughout, extending to approximately 2200 square foot in total, plus a substantial garage.

The house sits on an equally impressive plot, offering extensive lawned gardens, block paved driveway providing parking for numerous vehicles and a large double garage, which no doubt offers conversion potential, subject to necessary consents.

Originally dating back to the 1930's, the property underwent a substantial extension circa 2010, meaning the house now reveals a flexible layout, with several reception rooms, making it ideal for family life or those working from home.

The village of Sutton-under-Whitstonecliffe is located on the edge of the North Yorkshire Moors national park, whilst Thirsk is approximately four miles away, where an array of shops, schools and amenities are available. The village itself offers a public house and village hall, whilst easy access is available to the A19 and A1, plus the train station with national links from Thirsk.

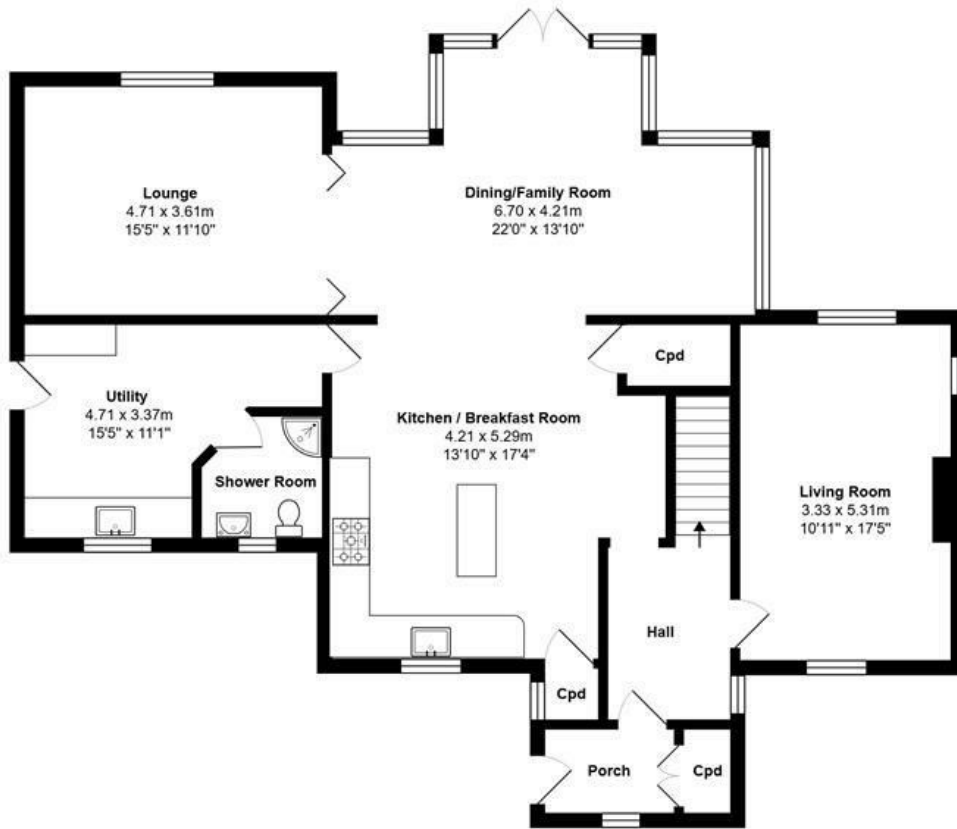
On the ground floor the main entrance door leads into an entrance porch and hallway beyond, with a tiled floor and stairs rising to the first floor. The triple aspect living room has wood flooring and an attractive fireplace with wood burning stove. The open plan kitchen/diner/family room is main hub of the house, proving a stunning open plan living and entertaining space, enjoying fabulous views over the gardens. The kitchen comes fitted with an extensive range of stylish units and integrated appliances, whilst there are two storage cupboards. A further multi-functional reception room adds flexibility to the layout, whilst a spacious utility/boot room and modern shower room, complete the downstairs layout. To the first floor, there is a large landing with study area and loft access, main bedroom with ensuite facilities and fitted wardrobes, three further double bedrooms (one again with fitted wardrobes) and the house bathroom, finished to a lovely standard, with a freestanding bath and separate shower. The house is double glazed and oil central heating is in place.

Externally, block paved driveway access is available from the road, offering parking for numerous vehicles and ideal for purchasers with a caravan or campervan, whilst access is also available to the double garage, with stairs leading up to a multi-functional space above, no doubt suiting a number of uses. The house features a fabulous established rear garden, being fully enclosed and ideal for purchasers with pets and children. The garden is mainly laid to lawn, with an extensive patio flowing off the dining/family room, whilst the garden attracts a high degree of privacy and backs onto open fields.

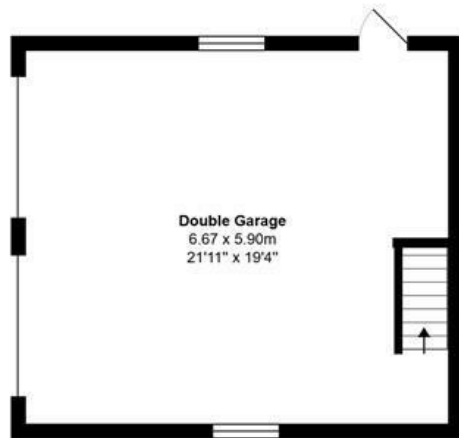
Properties of the size, grandeur and quality are rare to market, especially ones in such a sought after location and an early viewing is advised on this fabulous home.







Ground Floor



Ground Floor



First Floor

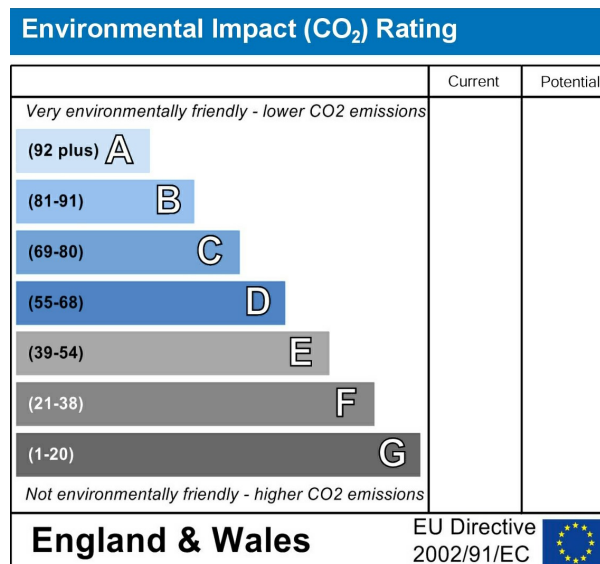
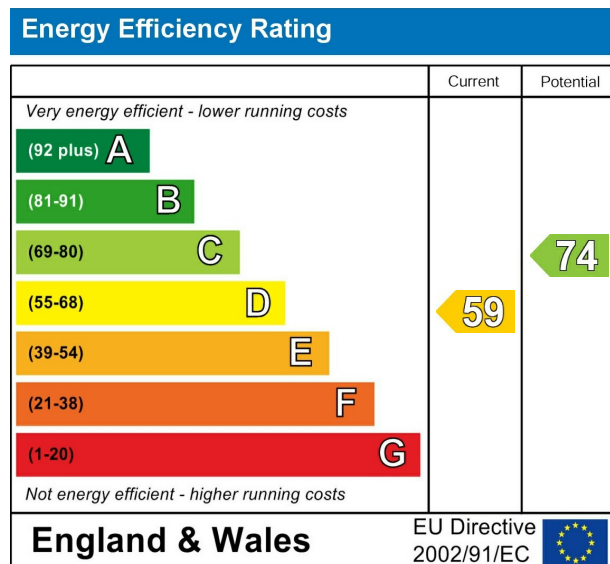


First Floor

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EPC



VIEWING BY APPOINTMENT ONLY - 01845 421010 - sales@davislund.co.uk - www.davislund.co.uk

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