



Appleby House Thirkleby, Thirsk

STRUTT & PARKER

Appleby House

Mill Lane, Thirkleby, Thirsk
YO7 2AY

A superb five bedroom detached family house set centrally in beautiful secluded gardens in this pretty village yet ideally placed for the commuter

Thirsk 4 miles, Easingwold 9 miles,
York 19 miles, Harrogate 22 miles,
Leeds 39 miles

Entrance hall | Drawing room | Breakfast kitchen
Dining room | Study | Utility room | Cloakroom
Master Bedroom with en-suite | Guest bedroom
with en-suite | 3 Further bedrooms
House bathroom | Gardens | Double garage
Greenhouse | Paddock | Stable | EPC rating D

The property

Appleby House is located in a former Orchard and is set centrally within the land and is surrounded by a wealth of fruit trees and a beautiful garden making it a real oasis. The property has been designed with large aspects to take advantage of the lovely garden and gives the whole property a real light and airy feel. The front door opens into the spacious reception hall off which to one side is the superb drawing room with aspects out to the front of the property and French doors out to the raised terrace at the rear of the property as well a feature fireplace with a multi-fuel stove. To the other side of the hall is the breakfast kitchen, this has a good range of painted oak floor and wall units, granite work surfaces, a range cooker and integrated appliances, it also boasts a large multi-fuel stove that when lit feeds into the hot water system. Double French doors open out into the garden for ease of access and to bring the outside in.

Beyond the breakfast kitchen is a rear hall off which is the utility room, ground floor cloakroom, a useful study as well as a generous dining room/sitting room.

The gorgeous master bedroom is located on the first floor, it benefits from aspects out to the front and rear of the property, fitted wardrobes and a luxury en-suite shower room, there is a fabulous guest bedroom with an en-suite shower room as well as three further bedrooms and a house bathroom.

Location

Appleby House is situated in the pretty village of Great Thirkleby surrounded by the beautiful North Yorkshire countryside and views towards the North York Moors yet is only a short distance, approximately 6 miles from the bustling market town of Thirsk which offers a wealth of everyday amenities such as supermarkets, public houses, restaurants and cafes, independent retailers and leisure facilities. For more extensive facilities the historic city of York is approximately 19 miles and the sophisticated spa town of Harrogate is approximately 22 miles. The train station in Thirsk has regular direct links to London Kings Cross as well as frequent services to Leeds and York for connections further afield, as well as a transpennine service to Manchester; the A19 is only approximately 1.5 miles away giving quick access to the A168 & A1M, all of which lead to the major commercial centres in the north and beyond.







Outside

The situation and gardens of Appleby House are a real feature of the property, it is a mature and well established garden with shrubs and flowers as well as woodland areas, it boasts a range of fruit trees including plum, pear, apples and greengages yet is easy to maintain. Accessed through double gates a gravel drive, bordered by lawn on either side leads to a generous parking area where there is a pretty Dutch barn garage as well as a cement hard standing area and a green house. Beyond the lawn is the paddock which benefits from a stable and would appeal to those with equestrian interests. To the rear of the property is a large level lawn as well as a stone flagged patio that runs the whole length of the house and leads to a raised decked terrace outside the drawing room providing an ideal outside entertainment area; there are many wonderful places to sit in the gardens to enjoy the peace and tranquillity and to enjoy the sunshine. The whole garden can be made secure making it ideal for children or animals.



General

Services: Mains services include electricity, water and drainage and oil fired central heating.

Tenure: Freehold with Vacant Possession

Fixtures and fittings: Only fixtures and fittings specifically mentioned in the particulars are included in the sale otherwise any garden ornaments, curtains, carpets and other fixtures and fittings may be available subject to separate negotiation.

Wayleaves, easements and rights of way:

The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not.

Notes: Electrical and other appliances mentioned in the sale particulars have not been tested by the Agents; therefore prospective purchasers must satisfy themselves as to their working order.

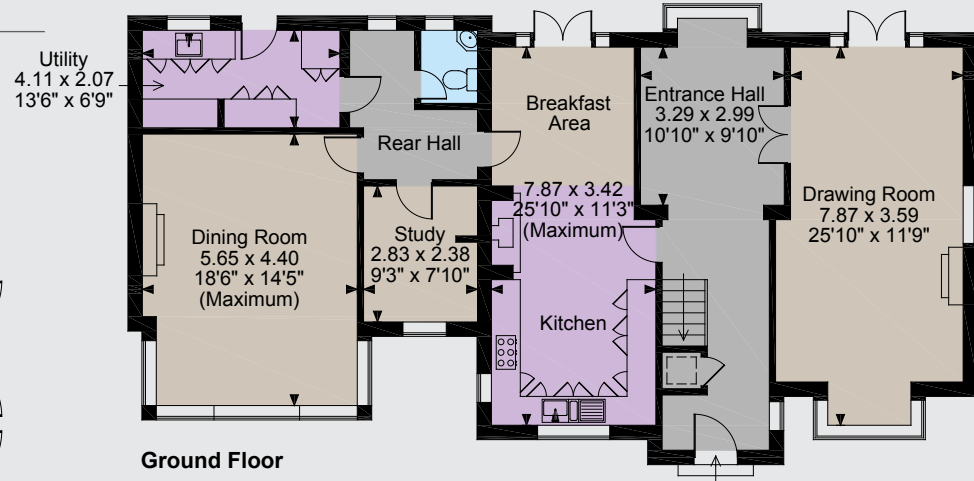
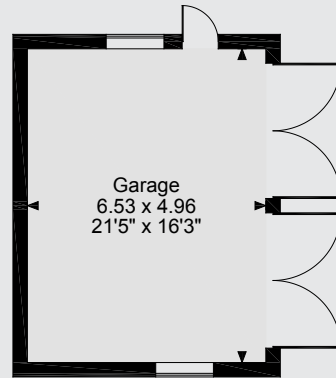




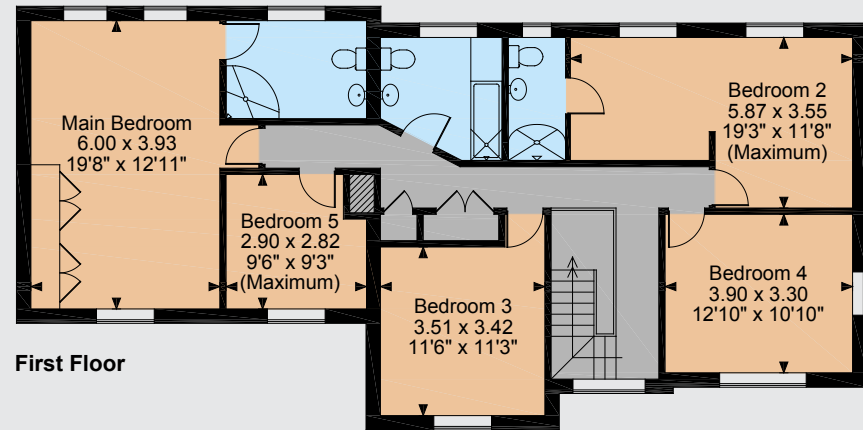
Floorplans
Main House internal area 2,624 sq ft (243 sq m)
Garage internal area 349 sq ft (32 sq m)
 For identification purposes only.

Directions

From the A1, Junction 48 follow signs to the A168, continue on the A168 for approximately 6.5 miles. Take the A170 slip road signposted to Thirsk/Scarborough/York, take the 4th exit at the roundabout signposted A19 to York. Follow this road for approximately 2.5 miles bearing off left onto Low Lane. Take the turning left signposted to Great Thirskleby, head into the village and just after the road bends round to the right, take the turning left onto Mill Lane and Appleby House is the fourth house on the right hand side.



Ground Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.
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Harrogate

Princes House, 13 Princes Square HG1 1LW

01423 561274

harrogate@struttandparker.com

struttandparker.com

55 offices across England and Scotland,
 including 10 offices in Central London

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