



Swiftholme, Holme on Swale, Thirsk, North Yorkshire

Swiftholme Holme on Swale Thirsk YO7 4JE

A beautifully presented detached family home, with stylish accommodation, in a peaceful rural setting with open countryside views, close to Thirsk

Thirsk town centre 6.9 miles, A1(M) (Jct 50) 4.5 miles, Thirsk mainline station 5.5 miles (2 hours 14 minutes to London Kings Cross), Harrogate 26.2 miles, York 27.9 miles, Leeds/Bradford Airport 32.2 miles

Drawing room | Sitting room | Bedroom 4/gym/music room | Kitchen/breakfast room | Utility Cloakroom | Principal bedroom with en-suite shower room | 2 Further bedrooms | Bed 5/study | Family bathroom | Shower room
Garage | Gardens and patio | EPC rating D

The Property

This impressive, detached family home is set in a peaceful position, six miles from the popular market town of Thirsk. The property has been extended to provide stylish, modern living with spacious, flexible reception rooms.

On the ground floor, the entrance hall with Oak Karndean flooring and stylish fitted units leads to a well-proportioned dual aspect sitting room, which has a brick-built fireplace, fitted with a woodburning stove. The drawing room is another large, light reception room with tiled underfloor heating, recessed LED lighting and bi-fold doors, which open the back wall of the room to create a fabulous connection to the patio and the pretty well stocked gardens. The gym/music room, again with underfloor heating, provides a further flexible, dual aspect light and airy living space with bi-fold doors to the patio

and fabulous long distance views, ideal for those looking to create a downstairs bedroom with en suite facilities. This luxury, contemporary wet room with a high end Laufen bathroom suite is part-tiled with a standalone bath and enjoys underfloor heating. The dual aspect kitchen and breakfast room has plenty of space for a family dining table, a central island and integrated appliances, including an AEG induction hob and built-in oven. The Karndean flooring seamlessly continues through the ground floor to the utility room, cloakroom and side door, which gives access to the garden. The integrated garage with an electric roller door and charging point has built in storage units, integrated Miele freezer and useful sink and shower head with a boiling water tap. Upstairs there are three well-presented double bedrooms, as well as a study which could easily be an additional bedroom. The principal bedroom benefits from fitted storage and an en suite shower room. The first floor also has a luxury, contemporary wet room with a Laufen suite.

Outside

At the front of the house, accessed through electric gates, there are splendid gardens with an area of lawn, colourful border flowerbeds and a variety of shrubs and trees. There is also a gravel driveway to the front, which provides parking for several vehicles and leads to the integrated double garage. The rear gardens have an area of paved terracing, which is ideal for al fresco dining. Beyond the gardens are beautiful views of the surrounding countryside.

Location

The property is set in a peaceful rural setting, six miles from the market town of Thirsk. There are several amenities in the surrounding villages, including a primary school at Pickhill, while the charming town of Thirsk offers a selection of shops and supermarkets, and a variety of restaurants, pubs and cafés. The area is well connected by road, with the A61 providing easy access to the A1, while Thirsk's mainline station, provides services towards York and onwards to London Kings Cross.





Schooling

Further schooling in the area includes the outstanding-rated primary South Otterington Church of England Primary School, while Thirsk has several schools, including a secondary school and the independent Queen Mary's School.

Directions

From Harrogate, head to the A1(M) and take the northbound carriageway, exiting at junction 50. At the roundabout, take the second exit onto the A6055 and after just more than three miles, at the roundabout, take the third exit onto the B6267. Turn left onto Sinderby Lane and after half a mile, at the junction, turn left again. Turn right just after leaving Sinderby and continue onto Swale Lane. You will find the property on your left-hand side.

General

Local Authority: Hambleton District Council

Services: Mains electricity, water and drainage.

Oil central heating

Council Tax: Band F

Guide Price: £750,000

Tenure: Freehold

Mobile Coverage/Broadband: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Harrogate

Princes House, 13 Princes Square HG1 1LW

01423 561274

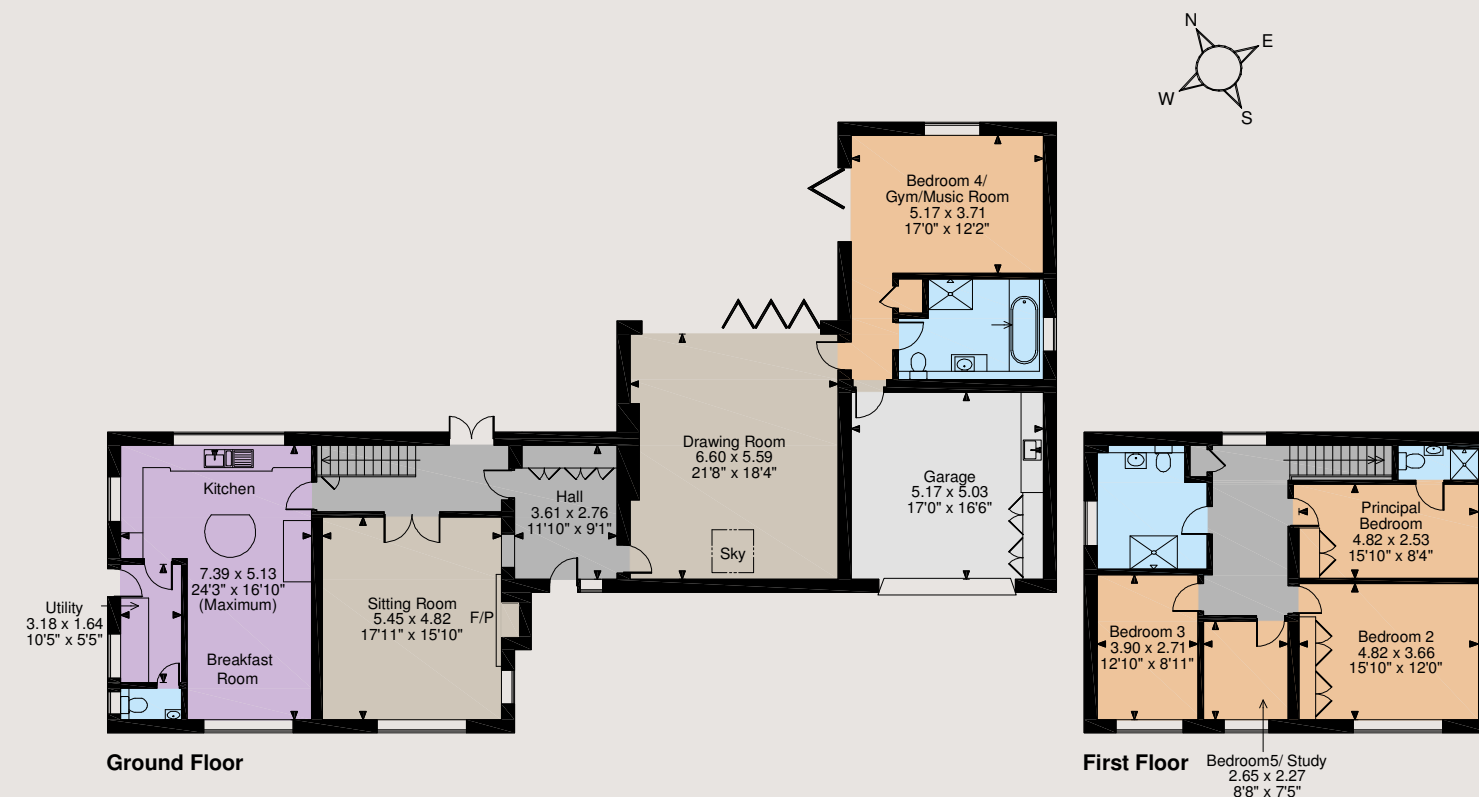
harrogate@struttandparker.com
struttandparker.com

[@struttandparker](https://twitter.com/struttandparker)

[f /struttandparker](https://facebook.com/struttandparker)

Over 45 offices across England and Scotland, including Prime Central London

Swiftholme, Holme On Swale, Thirsk, Hambleton
Main House internal area 2,509 sq ft (233 sq m)
Garage internal area 280 sq ft (26 sq m)
Total internal area 2,789 sq ft (259 sq m)



The position & size of doors, windows, appliances and other features are approximate only.
© ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8513334/MRB

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken July 2022. Particulars prepared July 2022. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited