



# Mill House, Mill Lane

Topcliffe, Thirsk

**STRUTT  
& PARKER**

BNP PARIBAS GROUP

## A fine Grade II listed former Mill House with extensive accommodation, in a beautiful rural setting, close to Thirsk

An impressive, detached period house offering almost 4,000 sq. ft of beautifully presented accommodation, arranged across three floors. Mill House dates from the mid-18th century and sits opposite the mill, with the River Swale running close by, all surrounded by beautiful rolling countryside.



**4 RECEPTION ROOMS**



**5-7 BEDROOMS**



**3 BATHROOMS**



**GARAGE**



**GARDENS**



**FREEHOLD**



**VILLAGE**



**4,299 SQ FT  
(399 SQ M)**



**OFFERS OVER  
£650,000**



### The property

This handsome red brick period house has Grade II listed status and sits in a picturesque rural position just outside of the village of Topcliffe. The property offers three levels of attractive accommodation including five bedrooms, two office/studies and four flexible reception rooms. These include the comfortable sitting room with the addition of a new log burner and the 26ft dining room, which are adjoined in a semi open-plan layout by a squared archway. Both rooms have painted wooden floorboards and timber beams overhead, as well as sash windows welcoming plenty of natural light, while the sitting room features a brick-built fireplace with a woodburning stove.

Also, on the ground level is a snug, offering further space in which to relax, plus an open-plan kitchen and breakfast area. The kitchen itself features farmhouse-style units, limestone tiled flooring a central island, oil Aga and Siemens Induction hob, while the breakfast area has Yorkshire flagstone flooring and a door opening onto a terrace and front garden.

There are four double bedrooms on the first floor, three of which are of similar proportions, while the principal bedroom has its own large dressing room and an en suite bathroom. Also on the first floor there is a shower room, while the second floor provides a further three generous double bedrooms, plus a family bathroom.

### Outside

At the entrance to the property there is a driveway which leads around the gardens to the side of the house into small orchard area with fruit trees and parking area for multiple vehicles, with access to the single garage, potting shed and garden store. Also, a brick building housing the water pump. The garden is southeast-facing and includes a patio area and a lawn, with walled and hedgerow borders and various shrubs, flowering perennials and mature trees.



## Location

The property is set in a rural position just outside the village of Topcliffe and within easy reach of the small market town of Thirsk. Topcliffe has various everyday amenities to include a post office with village store, two pubs, a doctor's surgery, a church, a village hall and the well-renowned Crab & Lobster Restaurant and Crab Manor.

The charming town of Thirsk offers further shops and supermarkets, a variety of restaurants, pubs and cafés and a bustling market square. The area is well served by schools for children of all ages. Topcliffe has a primary school, while independent schooling is available at Queen Mary's School, Cundall Manor, Aysgarth and Ripon Grammar School.

The area is well connected by road, with the A61 providing easy access to the A1, while Thirsk's mainline station, six miles away, provides services towards York and onwards to London Kings Cross, in under 2.5 hours.

There are many walks in the surrounding area, along the River Swale as well as in the Yorkshire Dales and North Yorkshire Moors, both within easy reach.



## Distances

- Thirsk 5.5 miles
- Ripon 8 miles
- Knaresborough 15 miles
- Harrogate 22 miles
- York 28 miles

## Key Locations

- Ripon
- Thirsk
- Yorkshire Dales
- Harrogate
- York
- North Yorkshire Moors

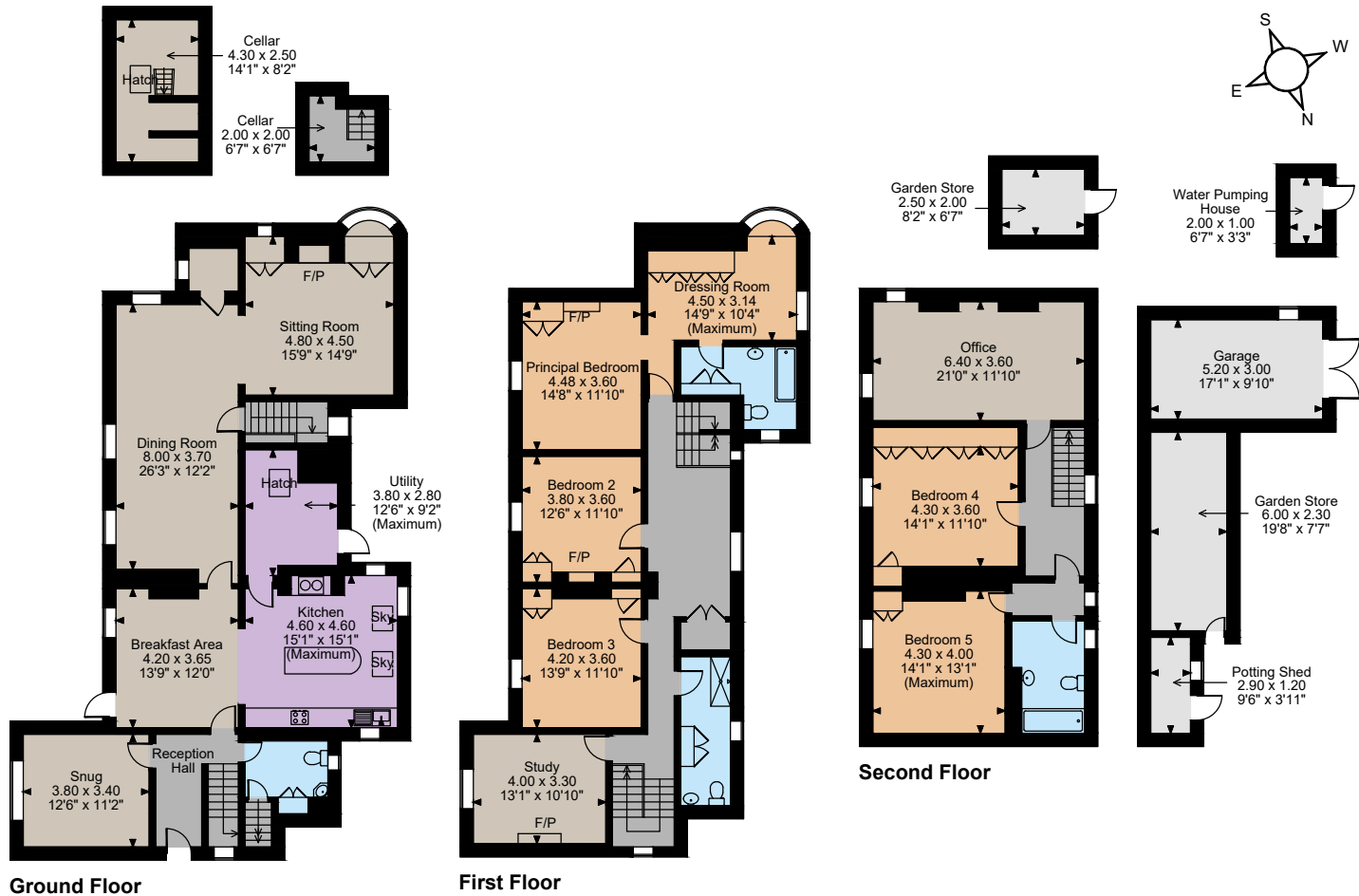
## Nearby Schools

- Topcliffe CofE Academy
- Queen Mary's School
- Dishforth CofE Primary School
- Cundall Manor School
- Carlton Miniott Primary Academy
- Dishforth Airfield Community Primary School
- Thirsk School & Sixth Form College
- Sowerby Primary Academy
- Aysgarth
- Ripon Grammar

## Nearby Stations

- Thirsk
- Northallerton





## Floorplans

House internal area 3,866 sq ft (359 sq m)

Garage internal area 168 sq ft (16 sq m)

Garden store/Potting shed 265 sq ft (25 sq m)

Total internal square feet 4299 sq ft (399 sq m)

For identification purposes only.

## Directions

Post Code YO7 3RZ

What3Words ///childcare.inherits.mainly

## General

Local Authority: North Yorkshire Council

Services: Mains electricity and drainage, private water supply by bore hole, shared with two neighbours. Oil fired central heating.

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

Council Tax: Band F, £3324

EPC Rating: E

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

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

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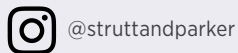
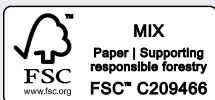
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