



Hollintree House, Newsham, Thirsk

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**STRUTT  
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BNP PARIBAS GROUP



# Hollintree House

## Newsham, Thirsk YO7 4DH

A substantial country house situated centrally within its own gardens, with views over surrounding countryside, located in a sought-after village, close to Northallerton

Thirsk and station 4.9 miles (London Kings Cross 2 hours 13 minutes), Northallerton and station 5.0 miles (London Kings Cross 2 hours 22 minutes), A1(M) (Jct. 49) 10.7 miles, Harrogate 23 miles, Leeds Bradford Airport 34.0 miles

Reception hall | Drawing room | Dining room  
Study | Kitchen/dining room | Utility room  
Cloakroom | Shower room | Cellar | Principal bedroom with en suite | 5 Further bedrooms  
Bathroom | Shower room | Garden | Double garage | Swimming pool | EPC rating F

### The property

Hollintree House is an attractive red brick period property, built in 1928 and offering almost 3,400 sq. ft. of accommodation, retaining period features including some sash glazing and high ceilings with some fine cornicing and original fireplaces. The property has been in the same ownership for 32 years and would now benefit from some modernising.

The ground floor accommodation flows from a welcoming reception hall with useful storage and cloakroom. It comprises a spacious drawing room with large bay window and feature open fireplace, a well-proportioned dining room with wood burning stove and a generous study with feature fireplace and two sets of French doors to the garden. There is also a large 29 ft. kitchen/dining room with a range of wall and base units, an Aga, modern integrated appliances and a dining area with a large bay window and a feature fireplace. The ground floor is completed by a rear lobby with French doors to the garden, giving access to a shower room and fitted utility room. The property also benefits from a spacious cellar, suitable for a variety of uses.

Stairs rise from the entrance hall and rear lobby to the first floor which offers a spacious principal bedroom with large bay window and large en suite bathroom with feature fireplace and freestanding bath. Five further generous double bedrooms, one with a large bay window and two inter-connecting, a family bathroom and a separate family shower room complete the first floor facilities.

### Outside

Having plenty of kerb appeal, the property is set in approximately 0.92 acre and is approached through double wrought-iron gates over a gravelled driveway providing private parking and giving access to the integral double garage. Screened by mature trees, including pear and apple trees, the large well-maintained part-walled garden is laid mainly to level lawn, an area which used to be a grass tennis court, bordered by well-stocked flowerbeds and features a swimming pool with paved surround and paved terraces, the whole ideal for entertaining and al fresco dining and enjoying far-reaching countryside views.

### Location

The small historic village of Newsham has a thriving community spirit centred on a village green and village hall, with two public houses less than a mile north of the village. The nearby market town of Thirsk offers comprehensive boutique and High Street shopping including a twice-weekly open-air market together with numerous restaurants and public houses, while Northallerton has a weekly market, independent and high street shopping, supermarkets, restaurants, public houses and cafés. Communications links are excellent: the nearby A1(M) ensures easy access to both the north and south of the country and the national motorway network, as do the excellent links from Northallerton and Thirsk train stations which offer regular services to London Kings Cross. The area offers a wide range of independent schools including Queen Mary's, Cundall Manor, Aysgarth, Belmont Grosvenor. Yarm and Teesside High.









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House internal area 3380 sq ft (314 sq m)  
Garage internal area 287 sq ft (27 sq m)  
Total internal areas 3667 sq ft (341 sq m)  
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.  
□ □ □ □ Denotes restricted head height



## Directions

From Strutt & Parker's Harrogate office head to West Park (A61), follow A61 for 19.6 miles then at Busby Stoop Roundabout take the 1st exit onto A167. After 3.5 miles the property can be found on the left, just before the Hollybush Christian Fellowship.

## General

**Local Authority:** North Yorkshire Council  
**Services:** Mains electricity and water. Private drainage which may not be compliant to current standards. Oil central heating  
**Council Tax:** Band G  
**Tenure:** Freehold  
**Guide Price:** £695,000

## Harrogate

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