



Slade Cottage, Sandhutton, Thirsk

For the finer things in property.

**STRUTT  
& PARKER**

BNP PARIBAS GROUP



# Slade Cottage

## 1 Busby Stoop Road

### Sandhutton

### Thirsk YO7 4RW

A charming four bedroom period property in the popular village of Sandhutton, enjoying countryside views, close to Thirsk

Thirsk mainline station 2.0 miles (2 hours 14 minutes to London Kings Cross), Thirsk town centre 3.9 miles, A1(M) (Jct 50) 4.6 miles, York 8 miles, Malton 11 miles, Leeds 30 miles

Sitting room | Family room/ bedroom 4 | Study  
Dining hall | Breakfast room | Kitchen | Boot room/utility | Cloakroom | 3 Double bedrooms  
Family bathroom | Garage - with mezzanine level | Garden | EPC rating D

#### The property

This end-of-terrace period property features attractive accommodation, with a combination of period details, such as exposed timber beams and brickwork with a neutral décor.

The ground floor has five comfortable, flexible reception rooms including the dining hall, which provides a pleasant welcome to the property. The sitting room has an impressive brick-built fireplace with a wood burning stove, while there is also a useful study and a family room/ bedroom 4. The kitchen itself has fitted storage units, built-in dishwasher and fridge freezer and a Rayburn range cooker, while the adjoining utility room offers further space for appliances and home storage and a dual aspect breakfast room with exposed brick walls.

Upstairs there are three double bedrooms of similar proportions and all with dual aspects. Then completing this floor is the large family bathroom with a freestanding roll-top bathtub and a separate shower unit.

#### Outside

At the front, the cottage opens onto the street, with access for vehicles to the side via double automated wrought-iron gates. There is a large gravel parking area at the rear, providing access to the detached garage or workshop space, with mezzanine level above, offering an opportunity to create office space or accommodation for a dependant relative, subject to planning. The large west-facing rear garden includes extensive paved terracing for al fresco dining and a large area of lawn, bordered by established hedgerow and backing onto open fields.

#### Location

The property is set in the popular village of Sandhutton, offering easy access to some wonderful countryside and in striking distance of the Yorkshire Dales. Positioned only four miles from the small market town of Thirsk on the A167 and a short drive to Northallerton and Ripon. The village has a thriving community with an excellent public house and church, while there are several amenities in the surrounding villages, including a primary school at Carlton Miniott, while the charming town of Thirsk offers a selection of shops and supermarkets, a variety of restaurants, pubs and cafés and a bustling market square. Thirsk's mainline station, situated a mile away from the town centre, provides services towards York and onwards to London Kings Cross.

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 and Cundall Manor School both within 10 minute drive from Sandhutton Village.

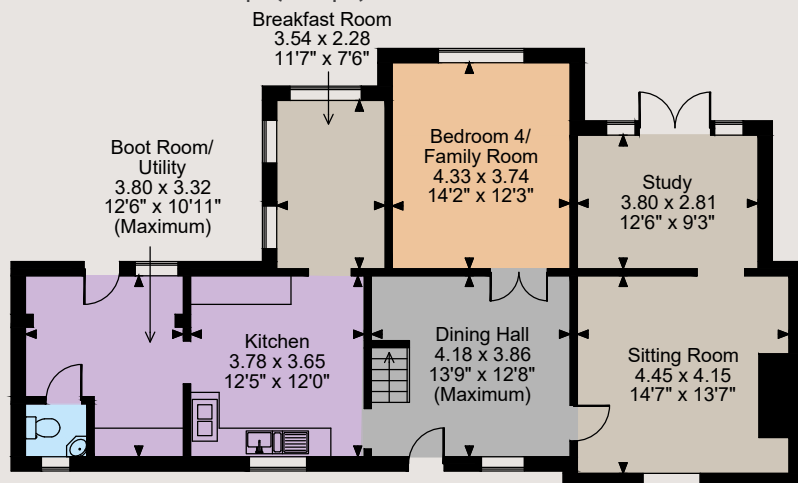




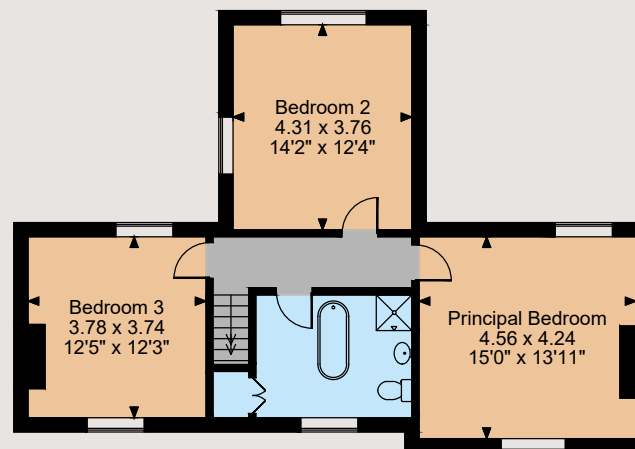




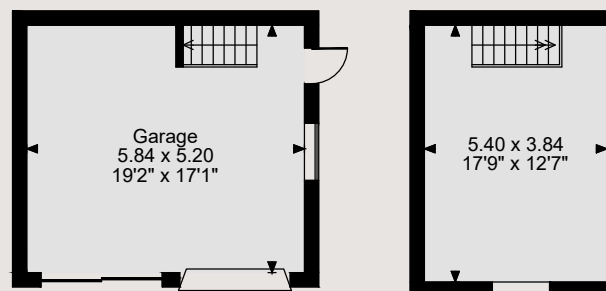
Slade Cottage, Sandhutton, Thirsk  
House internal area 1801 sq ft (167sq m)  
Garage internal area 550 sq ft (51 sq m)  
Total internal area 2351 sq ft (218 sq m)



Ground Floor



First Floor



Floor Above Garage

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

□ □ □ □ Denotes restricted head height



## Directions

From Harrogate, head to the A1(M) and take the northbound carriageway, exiting at junction 50. At the roundabout, join the A61 towards Thirsk and after 3.8 miles, take the first exit at the roundabout onto the A167. Continue for 0.7 miles, and you will find the property on the left.

## General

**Local Authority:** North Yorkshire Council  
**Services:** Mains electricity, water and drainage. Oil Rayburn providing central heating and hotwater.  
**Council Tax:** Band D  
**Tenure:** Freehold  
**Guide Price:** £500,000

## Harrogate

9 Westgate House, Albert Street, Harrogate HG1 1JX

**01423 561274**

harrogate@struttandparker.com  
struttandparker.com

@struttandparker

/struttandparker

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



For the finer things in property.



**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 August 2023. Particulars prepared September 2023. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited