



Church Farm, Scawton, Thirsk, North Yorkshire

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**STRUTT
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BNP PARIBAS GROUP

Church Farm Scawton, Thirsk North Yorkshire YO7 2HG

A delightful 4/5-bedroom cottage with extensive accommodation and attractive period features, set in private gardens with approx. 1 acre paddock

Helmsley 4.6 miles, Thirsk town centre 8.5 miles, Thirsk mainline station 10.0 miles (2 hours 14 minutes to London Kings Cross), A1(M) (Jct 49) 16.0 miles, Harrogate 31.3 miles, York 26 miles

Reception room | Drawing room | Sitting room
Family room | Study | Office | Dining room
Kitchen/breakfast room | Utility | 2 Cloakrooms
Principal bedroom with en-suite bathroom
Family bathroom | 3 Further bedrooms, 1 en-suite | Double garage | Store | Gardens | Approx. 1 acre paddock | Summerhouse | EPC rating D

The property

Church Farm is a splendid period property with a wealth of original charm, including exposed timber beams, Yorkshire stone flooring and impressive fireplaces. Set in the picturesque village of Scawton in the North York Moors National Park.

The 35ft reception room has a vaulted ceiling with timber beams and a grand, stone built open fireplace. An oak staircase leads to a mezzanine level, while below the office is a peaceful study for home working which could offer a 5th bedroom. The sprawling ground floor also includes a drawing room with a woodburning stove and French doors opening onto the gardens, a formal dining room and a sitting room. There is also a family room, adjoining the kitchen and breakfast room in an open-plan layout, an AGA and a good range of wall and base units. The ground floor benefits from underfloor heating throughout.

On the first floor there are four double bedrooms, accessed via two separate staircases. The generous principal bedroom has an en-suite bathroom with a separate shower unit, while the second bedroom has an en-suite shower room. The family bathroom is also on the first floor.

Outside

The property is set in delightful gardens, which are west facing at the rear, welcoming plenty of sunlight throughout the day with beautiful countryside views. The gardens include areas of lawn, paved terracing, border flowerbeds and various shrubs, hedgerow and trees, including plum, pear and apple. There is also a timber-framed summer house.

Beyond the gardens there is a large field, which is bordered by woodland. This is the location of a Scheduled Monument, underwhich lay monuments/fortifications of the ancient castle. Ideal for those wanting to keep a pony or sheep for example. At the side of the house, the driveway provides parking space and access to the detached double garage for further parking or storage.

Location

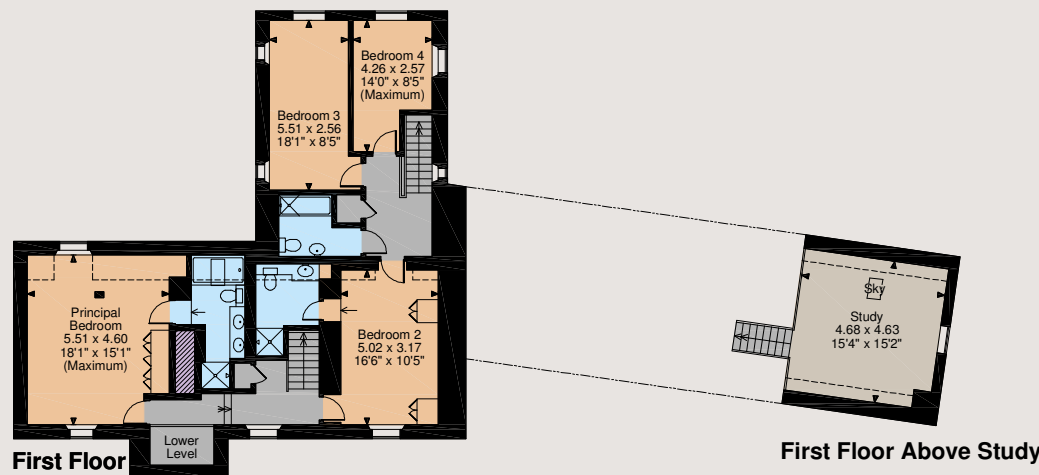
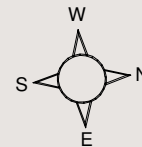
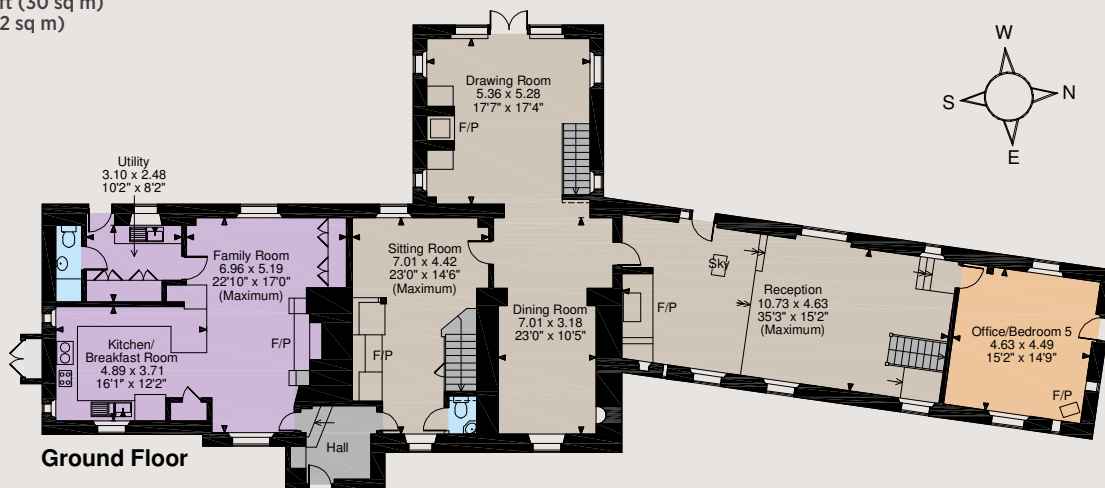
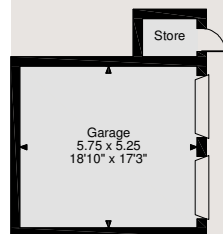
The property is set in a peaceful rural setting, four miles from historic Helmsley and eight miles from the small market town of Thirsk. Helmsley and Thirsk offer a selection of shops and supermarkets, a variety of restaurants, pubs and cafés, while Thirsk has a bustling market square with a monday and saturday market. Helmsley market operates on fridays. The village of Scawton benefits from a church and a renowned Gastropub, The Hare Inn.

Thirsk and Helmsley have several schools, including a secondary school in each town, while the independent Ampleforth College is also nearby. The area is well connected by road, with the A1 16 miles away, while Thirsk's mainline station, situated a mile away from the town centre, provides services on the East Coast mainline to Newcastle, York, Leeds and onwards to London Kings Cross.





Church Farm, Scawton, Thirsk
Main House internal area 3746 sq ft (348 sq m)
Garage internal area 325 sq ft (30 sq m)
Store internal area 24 sq ft (2 sq m)



Directions

From Harrogate, head to the A1(M) and take the northbound carriageway, exiting at junction 49. Join the A168 heading towards Thirsk and after six and a half miles, exit to the left, following the sign for York and Thirsk. At the roundabout, take the second exit onto the A170/York Road, then after half a mile, at the roundabout, take the third exit onto the A170/Sutton Road. Continue for a further seven miles, then turn left, following the sign for Scawton. After a mile and a half, the property will be on your left-hand side, opposite the church.

General

Local Authority: Ryedale District Council, +44 (0)1653 600 666

Services: Mains electricity and water. Private drainage. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought. Oil-fired central heating.

Council Tax: Band H

Tenure: Freehold

Guide Price: £1,100,000

Harrogate

9 Westgate House, Albert Street, Harrogate HG1 1JX

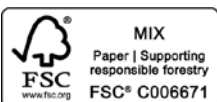
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