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2 Finkle Street  
 Thirsk  
 North Yorkshire  
 YO7 1DA

**Church Lane, Hutton Sessay, Hutton Sessay,thirsk, North Yorkshire, YO7**

**Guide Price £650,000**



#### 4 bed Period Property

Period Farmhouse  
 Skilfully Extended  
 4 Bedrooms  
 3 Downstairs Receptions  
 Stunning Gardens  
 Approx. 4.72 Acre Site  
 Range Of Outbuildings  
 South Facing Aspect



[Location Map](#)

We are delighted to offer for sale this traditional period Yorkshire farm house boasting outstanding four bedroom living accommodation on a site of approx 4.72 acres. Enjoying an additional range of stables, loose boxes and barns, the property will be ideal for all those who have a keen equestrian interest.  
 NO ONWARD CHAIN

#### AMENITIES

Attractive rural hamlet located to the north of Easingwold and readily accessible onto the A19. Local amenities are available nearby in Sessay, Thirsk and Easingwold including the highly regarded infants school in Sessay.



#### FOREWARD

A rare opportunity to acquire this stunning four bedroom period farm house which is situated on the western edge of this delightful village. With a south facing aspect across open countryside, and a stunning range of 8 stables with additional loose boxes, barns and garages, the property represents an ideal opportunity for all those with a keen equestrian interest. Internally the property has retained a wealth of its original features and has been skilfully extended and adapted into a superb family dwelling.



The accommodation which is constructed of brick under a blue slate roof comprises in more detail:-

### ENTRANCE HALLWAY

With phone point.

### LOUNGE

8.08m(26'6") x 4.17m(13'8")

With south facing windows, feature Victorian fireplace flanked by period display cupboards. Glass panelled partition with French doors leading into a multi purpose study with built in computer room.



### DINING ROOM

4.65m(15'3") x 3.81m(12'6")

Having feature Victorian fireplace with adjoining period display cupboard. South and west facing casement windows.



### KITCHEN

6.10m(20'0") x 4.14m(13'7")

With an oil fired Aga built into an inglenook fireplace with Victorian display cupboard. In addition there is a built in electric cooker and hob, integrated dishwasher and Victorian cupboards and drawers. The kitchen benefits from a walk-in under stair pantry fitted with shelves for extra storage.



### DAY ROOM / CONSERVATORY

Built as an open planned living area using the maximum permissible double glazed natural lighting. Stunning aspect across the rear garden with orchard and ponds. Double glazing throughout with 'Q' rated argon filled to minimise heat loss and maximise lighting.



### BREAKFAST ROOM

4.90m(16'1") x 2.84m(9'4")

With south and north facing windows, sky television connection and ample space for a free standing breakfast table.

#### **UTILITY ROOM**

3.51m(11'6") x 1.75m(5'9")

With plumbing for an automatic washing machine and ventilation for an automatic tumble dryer. Built in sink unit with storage cupboards.

#### **DOWNSTAIRS SHOWER ROOM**

2.39m(7'10") x 1.63m(5'4")

With plumbing for an automatic washing machine and ventilation for an automatic tumble dryer. Built in sink unit with storage cupboards.

#### **DOWNSTAIRS WC**

1.63m(5'4") x 0.94m(3'1")

With low flush WC and wash hand basin.

#### **TO THE FIRST FLOOR**

#### **DOUBLE BEDROOM ONE**

4.60m(15'1") x 4.19m(13'9")

Being south facing with a built in wardrobe.

#### **EN -SUITE SHOWER ROOM**

2.26m(7'5") x 0.81m(2'8")

With walk-in shower cubicle and wash hand basin.

#### **BEDROOM TWO**

4.60m(15'1") x 4.14m(13'7")

Enjoying an open south facing front aspect.

#### **BEDROOM THREE**

4.19m(13'9") x 3.33m(10'11")

With an open rear aspect and built in wardrobe.

#### **EN -SUITE SHOWER ROOM**

1.70m(5'7") x 0.86m(2'10")

With walk-in shower cubicle and wash hand basin.

#### **BEDROOM FOUR**

3.30m(10'10") x 2.44m(8'0")

Having open rear aspect.

#### **FAMILY BATHROOM**

2.69m(8'10") x 2.29m(7'6")

Having a white suite comprising a low flush WC, pedestal wash hand basin and shaped bath with tiled surround. Built in airing cupboard housing the hot water cylinder and electric immersion heater.

#### **OUTSIDE**

The house is fenced and gated with established hedges to add to the privacy whilst not restricting the views over open countryside. The lawns and stunning landscaped gardens to the front and rear of the house are beautifully presented and maintained.

Access is via steps leading up to the front door of the property. Vehicular driveway access is by double opening five bar gates with wicket gate to the footpath and rear entrance . The driveway leads to a brick and oak framed purpose

built garage, carport & workshops . Carport (31'3 x 16'10)(9.47m x 5.13m) garage (18'10 x 16'2) (5.74m x 4.92m) , workshop (16'9 x 12'7)(5.10m x 3.83m). workshop / potting shed .

The driveway continues through gated access to the paddocks and stables beyond giving vehicle access throughout. All the property's paddocks are post and rail fenced each with individual double gated access and two gates separate the drive from the house entrance for security and safety. There are three brick built stables with feed room and large tack room all with electric lighting to the individual stables and the yard. The barn is split into three areas for ease of delivery and storage with five additional large loose boxes. The exercise arena stands to the rear of the barn and is fenced and gated.

All other outbuildings are available by separate negotiation.

An inspection of this property is strongly recommended to appreciate the quality of the accommodation on offer.

### SERVICES

Mains water, electricity and drainage.

None of the services referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability.

Any intending purchaser should satisfy themselves through their own enquiries.



### TENURE

We understand the tenure to be freehold although have not had any sight of title deeds or legal documents



### VIEWINGS

All viewing is strictly by appointment only through Stephenson Estate Agents, please contact one of our offices at:

2 Finkle Street, Thirsk. Telephone 01845 574574.



### BUYING A HOUSE SURVEYS

If you are buying a property and you are advised to obtain an independent survey and valuations prior to exchange of contracts our Group Surveyor, will be happy to discuss your individual requirements in the event that you should consider purchasing property other than those for sale through ourselves. Call our qualified Survey Department who will be pleased to be of assistance to you and provide details of our prompt and efficient service which includes the RICS/ISVA Homebuyers Report.



**THINKING OF SELLING**

If you would like a free, no obligation, valuation of your own property, please contact our office. We will offer a marketing report detailing our fees and terms of business tailored to suit your needs together with our recommendations on price.

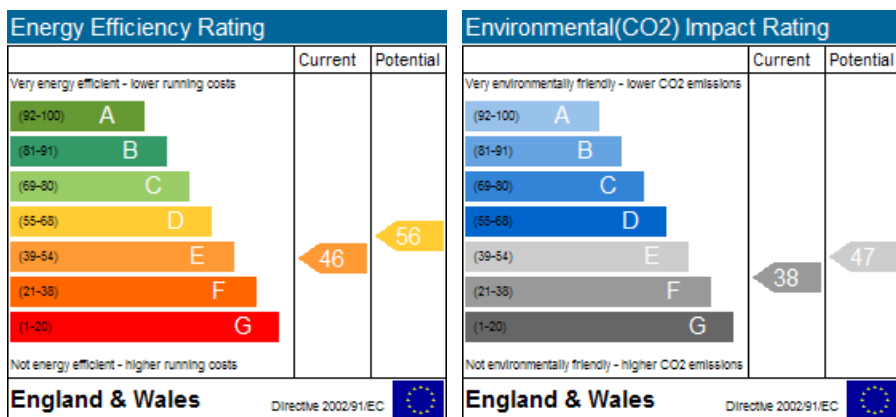


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**Energy Efficiency and Environmental Impact**



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