



5 Bedrooms

James Winn Estate Agents are delighted to offer for sale this substantial 2,918 sq ft five-bedroom detached family home, complete with an impressive garden room, situated in the highly sought-after and peaceful village of Thornton-le-Beans, close to Northallerton. Occupying a private and tranquil position at the end of a quiet cul-de-sac, this exceptional property combines the charm of village living with excellent access to local amenities, transport links and the stunning North Yorkshire countryside.

The home offers an outstanding amount of versatile living accommodation, thoughtfully designed to suit modern family life. Featuring four reception rooms, the property provides an abundance of space for entertaining, relaxing, working from home and family gatherings.

A particular highlight is the spacious garden room, complete with a light roof which allows natural light to flood the space. Overlooking the generous garden, this versatile addition provides an inviting environment for dining, entertaining or enjoying family time throughout the year.

The accommodation comprises four well-proportioned double bedrooms and a further single bedroom, offering excellent flexibility for growing families, guests or home working requirements. Additional benefits include a garage, private parking and generous outdoor space, providing both practicality and privacy.

Asking Price:

£675,000

EPC Rating: F

Bridge End

Thornton Le Beans, Northallerton, DL6



Location:

This property is in the village of Thornton-le-Beans, a small rural village in North Yorkshire, around 3 miles south of Northallerton and about 6 miles north of Thirsk. It offers a countryside setting while remaining close to market-town services.

Directions:

From Northallerton town centre, take the A168 / Thirsk Road southbound. Continue towards the Thornton-le-Beans / A168 junction, then turn off towards Thornton-le-Beans village. Follow the village road through Thornton-le-Beans and turn right onto Bridge End. Continue to the end of the cul-de-sac, where the property is located.

Entrance Hall:

Double-glazed window, entrance door, built-in storage cupboard, open stairs, carpet, radiator.

Cloakroom:

2.20 x 1.19

Double-glazed window with louver shutter blind, hand basin with tiled splashback, w/c, electric radiator, vinyl flooring.

Living Room:

7.78 x 4.00

Double-glazed window to front and rear, feature fire breast with inset log burner fire, timber surround, marble hearth, carpet, radiators to front and rear.

Dining Room:

3.94 x 3.64

Double-glazed window, carpet, radiator.



For additional information and full photo gallery please visit www.jameswinn.co.uk



Family Room/Snug:

3.25 x 3.25

Double-glazed window, feature brick wall, electric fire, carpet, panelled ceiling, radiator.

Garden Room:

4.60 x 3.65

Fully double-glazed with French doors leading to rear garden, light roof, apex plastered ceiling with spotlights, tiled flooring.

Kitchen:

3.94 x 3.23

Double-glazed window, full range of newly fitted base and wall units including 2 large double-door larder units and island breakfast bar, granite work surfaces and matching upstands, built-in electric oven and matching microwave, induction hob, extractor, integrated dishwasher, under-mounted sink unit, radiator, vinyl flooring, arch through to breakfast room,

Breakfast Room:

3.16 x 2.78

Double-glazed window, vinyl flooring, radiator. Door to utility.

Utility Room: 3.29 x 1.69

Double-glazed window, fitted with a range of base and wall units, stainless steel sink with drainer, plumbing for a washing machine, tiled splashback, vinyl flooring and radiator. Door leading to the garage.

First Floor

Landing:

Loft entrance.

Master Bedroom: 4.00 x 3.97

Double-glazed window, range of built-in wardrobes, carpet, radiator. Leading to en-suite shower room.

Ensuite Shower Room: 2.30 x 1.32

Double-glazed window, corner shower cubicle with bar shower, tiled and panelled walls, clad ceiling with spotlights, chrome ladder towel warmer, vinyl flooring.

Bedroom 2: 4.00 x 3.86

Double-glazed window, carpet, radiator.

Bedroom 3: 3.35 x 3.23

Double-glazed window, built-in double wardrobes, carpet, radiator.

Bedroom 4: 3.94 x 3.23

Double-glazed window, built-in double wardrobes, carpet, radiator. Leading to attic playroom.

Attic Playroom: 5.63 x 4.54

Velux skylight and useful eaves storage to both the front and rear, carpet.

Bedroom 5: 2.33 x 2.21

Double-glazed window, carpet, radiator.

Family Bathroom:

2.82 x 2.58

Double-glazed window with louvre shutter blind, panelled bath, corner shower cubicle with bar shower, wash hand basin, low-level WC, built-in storage cupboard, part-tiled walls, vinyl flooring and radiator.



External

Garage:

6.03 x 4.65

Double width, remote garage door, glazed window to side, lighting, sockets.

Front:

A long driveway provides off-street parking for multiple vehicles and leads to the garage. The front garden is laid mainly to lawn with gravelled areas and mature planted borders.

Side:

Gated access is provided to both sides of the property. The side gardens also benefits from an external oil tank, log store, gravelled areas, and a variety of mature shrubs and bushes.

Rear:

The rear garden is laid mainly to lawn with composite decking area, gravelled areas and mature planted borders, featuring a wide variety of shrubs, bushes and flowering plants. Surrounded by tall conifers, the garden enjoys a high degree of privacy, creating a peaceful outdoor space.

Clauses:

1/ James Winn Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error. 3/ We believe the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property. 4/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 5/ All EPCs are generated by a third party and James Winn Ltd accepts no liability for their accuracy. 6/ The floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Buyers must satisfy themselves of any size or shape before committing to any expense. Terms of Website Use Information provided on our website is for general information only. It may not be wholly accurate, complete or up-to-date and should not be relied upon. Intellectual Property The copyright and other intellectual property rights in our website & brochures are owned by us or our licensors. All rights are expressly reserved. Unauthorised use By accessing our site, you agree not to attempt to gain any unauthorised access or to do anything which may interfere with the functionality or security of our site.

Mortgage and Financial Advice:

James Winn Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage adviser based in Northallerton. Call 01609 777125 or 01845 524488. (Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it). Minimum age 18.

Material Information:

The following information should be read and considered by any potential buyers prior to making a transactional decision:

SERVICES: We are advised by the seller that the property has mains, gas, electricity, water and drainage.

MAINTENANCE / SERVICE CHARGE: N/A

WATER METER: Yes (Garage)

PARKING ARRANGEMENTS: Driveway and garage (parking for multiple cars)

BROADBAND SPEED:

The maximum speed for broadband in this area is shown by inputting the postcode at the following at the following link here <https://www.broadbandcheck.co.uk/>

ELECTRIC CAR CHARGER: No

MOBILE PHONE SIGNAL: No known issues

The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

Tenure - Freehold

Viewing - By appointment through James Winn



GROUND FLOOR
1625 sq.ft. (150.9 sq.m.) approx.



1ST FLOOR
1294 sq.ft. (120.2 sq.m.) approx.



TOTAL FLOOR AREA : 2918 sq.ft. (271.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E		
21-38	F	32 F	
1-20	G		

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract