



Woodend Grange, Breckenbrough, Thirsk, YO7 4EL

£825,000



QUALITY TRUST VALUE



Description

An attractive rustic brick barn conversion, which offers beautifully presented, extremely flexible and most spacious accommodation arranged over two floors.

The accommodation has the benefit of oil fired central heating and sealed unit double glazing and briefly comprises: Spacious reception hall, sitting room with double doors to the patio, dining room with double height feature wall and first floor mezzanine study off, further ground floor study, impressive bespoke kitchen with integrated fridge, dishwasher and granite worksurfaces and separate utility room.

Master bedroom with en-suite shower room and guest bedroom with walk-in wardrobe and adjoining house bathroom with connecting door which can make it a self contained suite. On the first floor are two further double bedrooms and a shower room.

The property is set in gardens and paddocks of approximately 3.509 acres (1.42ha). There is a very useful, recently constructed detached two storey barn, which comprises of two bay garage, adjoining workshop/store and first floor storage and office space.





The property has a delightful setting, surrounded by open countryside and woodland at the end of a private lane. The location is however far from remote, being within easy travelling distance of Northallerton, Thirsk and the A(M).

This property offers the "best of both worlds", having the rural tranquillity with excellent communication links and facilities in the nearby villages and towns. There is easy access to London from Northallerton being on the East Coast Main Line.

Tenure

Freehold.

Services

Mains water and electricity are connected to the property. Drainage is to a septic tank and heating is via an oil fired central heating system.

Council Tax

Band E.

Directions

From the roundabout at the junction of A61 and A167 (Busby Stoop) go north on the A167 through the village of Sandhutton then take the right turn into Breckenbrough School after a further ½ mile. Go up the driveway and as you approach the school yard gate, turn left at the wheelie bins and keep hard left, following the sign for Coach House.

After a further 20 yards there are 2 reflective posts on the left – fork right in front of the large tree, again following Coach House. Then drive past the entrance to the Coach House on the right, and past Home Farm on the left. Go down the farm lane a further 250 yards towards a wood and the property is on the left.









GROUND FLOOR
1774 sq.ft. (164.8 sq.m.) approx.

1ST FLOOR
699 sq.ft. (64.9 sq.m.) approx.



FEATHER SMAILES SCALES

TOTAL FLOOR AREA : 2473 sq.ft. (229.7 sq.m.) approx.

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