



WISHART
ESTATE AGENTS

8 The Orchard
Tholthorpe
York
YO61 1SX

£375,000

- Detached village property
- Idyllic, rural location
- Four double bedrooms
- Spacious accommodation
- Enclosed rear garden
- Wood burning stove
- Large garden shed
- Bustling village community



Wishart Estate Agents are delighted to present to the market this four bedroom detached family home in the idyllic village of Tholthorpe. The property enjoys an enviable position and boasts spacious and well-presented internal accommodation, along with a driveway and lawned rear garden. The village enjoys a rural feel but is ideally located between the major road networks of the A1 and the A19.

The position of this detached family home to the head of the cul-de-sac provides a feeling of space and an open outlook across the rest of the development. The side positioned front door, beyond the driveway and lawned frontage, adds to the feeling of privacy, while characterful portal windows add an additional

charm both inside and out.

The naturally light and welcoming entrance hall features timber-effect flooring in warm wood tones; ideal for this hard working area of the home. Stairs lead up to the first floor. As one would expect within a home of this size, there is a ground floor WC off the hallway. The cloakroom is fitted with a low level WC, wash hand basin with modern floating storage below, tongue and groove panelling to the walls and two large storage cupboards. There is a frosted glazed window to the front elevation.

The first reception room, recently converted from the original garage, currently acts as a music room come playroom. Such is the

versatility of this home, this room could be used as a formal dining room, office or even a fifth bedroom, if required. There is a window to the front elevation and double ceiling lights.

To the centre of the property, the recently replaced kitchen features a range of cream base and wall units, with laminate work preparation areas beneath a window overlooking the rear garden. Integrated appliances include: a built in fridge and freezer, microwave oven, electric oven, electric hob with modern extractor over and space for a dishwasher.

Beyond the rear door to the garden an archway opens to the utility room, which is fitted with a range of matching base and wall units with

laminated work preparation areas, a sink below a window to the rear and space for a washing machine, tumble dryer and an under counter fridge. The oil fired central heating boiler is also located in the utility room.

The current layout provides an open-plan living and dining area running the full depth of the house. The positive of the current layout includes dual aspect views from front bay to back patio doors and the flexible space of a combined room. Another selling point worthy of note here is the possibility of creating an even bigger open plan kitchen diner to the rear and still a very good size separate sitting room to the front, if that would be the layout of preference.

The first floor landing has an abundance of storage within a double cupboard, also housing the hot water tank. There is also an immersion heater located on the first floor. Benefitting from characterful feature windows, with bespoke shutters, the landing gives access to four double bedrooms, one with en-suite, and the house bathroom.

The preferred master bedroom of the present owners occupies the left of the upper floor and features dual aspect windows. Again, the scope to adapt the layout slightly here is clearly apparent, this time with the addition of en-suite facilities to this room, if desired.

The second bedroom features an en-suite shower room complete with low level WC, wash hand basin and shower cubical. There is ample space within this room for a double bed and additional furniture. A window overlooks the rear garden.

Bedroom three, located to the front of the property, is a large double bedroom which enjoys an outlook along the cul-de-sac adding to the feeling of space. A fitted wardrobe provides storage to the room.

The fourth and final bedroom, another double bedroom is located to the rear of the property.







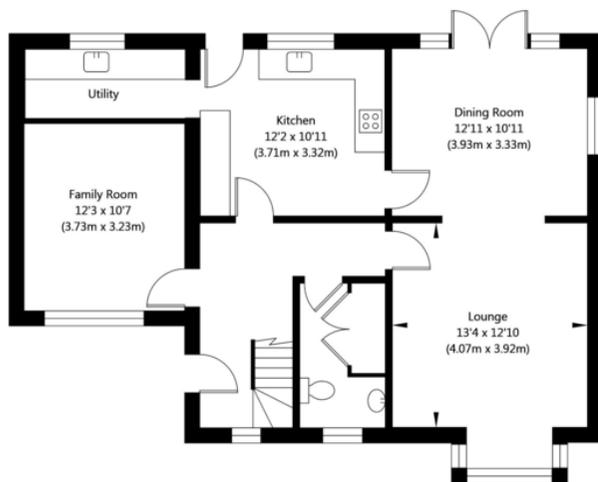
The house bathroom is fitted with a modern, white, three piece suite to include low level WC, wash hand basin, a P-shaped bath with shower and glass side screen over. There is tiling to the walls and a hardwearing tile effect floor.

Externally, the front of the property has a driveway alongside a lawn adding softer landscaping. The fully enclosed rear garden is accessed via a gate off the driveway. Mainly laid to lawn, the rear garden, directly off the dining room, also enjoys a patio seating area with attractive sleepers, vegetable beds, a summer house, children's play house and a large garden shed.

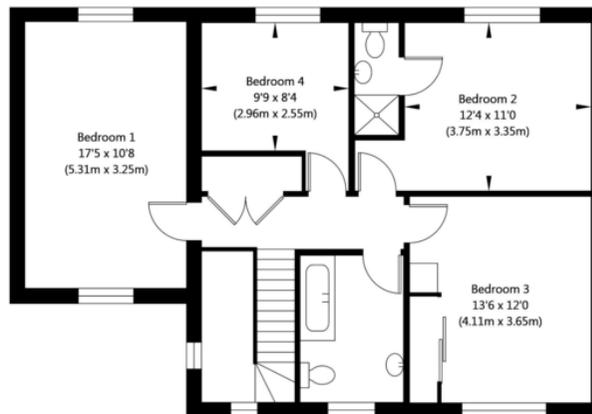
LOCATION The village of Tholthorpe is situated approximately 12 miles north-west of the historic city of York and 4 miles south-west of the popular market town of Easingwold. The village, centred on a village green and pond, is surrounded by open countryside providing the rural idly one would expect of a North Yorkshire village, while having the benefit of major road and rail networks so easily accessible. This really is a location which offers the best of both worlds.

A bustling community within Tholthorpe sees many well attended village events though out the year, Tholfest, Tholthorpe 10k run, Pimms on the green and carols and mice pies at Christmas, to name but a few. The well

maintained village hall hosts numerous clubs and classes as well as the panto at Christmas. The highly regarded village pub serves food daily and even offers take out fish and chips. The pub has a small shop inside, however, another delight of this village is the award winning butchers which opens early providing meat, eggs and milk on your door step. There is another village ship located in the next village, Tollerton, while the market town of Easingwold is only 4 miles. The nearest large train stations to are York and Thirsk, however the villages of Cattle and Green Hammerton both have smaller stations just 9 miles away.



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 845 SQ FT / 78.52 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 840 SQ FT / 78.08 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1685 SQ FT / 156.6 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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COUNCIL TAX BAND

Tax band D

TENURE

Freehold

LOCAL AUTHORITY

Hambleton District Council

DIRECTIONS

Leaving the York outer ringroad (A1237) at the roundabout for A19 Thirsk, continue on this road passing the village of Skelton. Before Shipton by Benningbrough, take the left hand turn, signposted for Benningbrough. At the next junction, turn left onto Station Road and follow this road for several miles as it continues into the village of Tollerton. Continue through the village onto Alne Road until you enter the village of Flawith. As you exit the village take the next right hand turn, signposted for Tholthorpe, and proceed into Tholthorpe. Take the left hand turn onto The Green, with the duck pond on your right hand side, and The Orchard is your next left.

EPC TO FOLLOW

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

