





# Sunnyside Thornton Le Beans Northallerton DL6 3SW

**Guide Price: £475,000**

A charming detached cottage refurbished throughout to an extremely high standard & extended to include a versatile self contained annexe. An internal inspection is required to appreciate the character & accommodation available which includes 3 reception rooms, 3 double bedrooms & 3 bathrooms. The property has the benefit of underfloor heating to most of the ground floor rooms and solid fuel heating to the first floor.

- Completely refurbished to an extremely high standard throughout
- Self-contained versatile annexe
- Private landscaped rear garden
- Highly sought-after village location within easy reach of the A19 & Northallerton

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**LOCATION** Thornton le Beans lies approximately three miles south of Northallerton off the A167 Thirsk road and has easy access to the A19 trunk road for Teesside and also the Hambleton Hills and North York Moors National Park which afford some of the region's most picturesque scenery together with a wide range of leisure pursuits. This sought-after village has a church, village inn & bus service.

## ACCOMMODATION

### GROUND FLOOR

**PORCH** Bespoke oak framed Entrance Portico with tiled roof leads to a Foxman arched oak front door.

**KITCHEN** 22' 7" x 11' 8" (6.88m x 3.56m) With windows to front and rear. Range of cream shaker style wall and floor units with granite worksurface and inset Belfast sink with mixer tap over, Everhot digitally controlled electric range with stainless steel extractor above, integrated dishwasher, stone flagged flooring, stairs to first floor. Door to:

**UTILITY ROOM** 11' 5" x 5' 3" (3.48m x 1.6m) With part glazed door giving access to rear garden, two windows to side. Free

standing base and drawer units with inset stainless steel sink unit, plumbing for washing machine, LED ceiling lighting, ceramic floor tiling.

**STUDY** 10' 6" x 5' 3" (3.2m x 1.6m) With windows to front and side, LED ceiling lighting, engineered wooden flooring.

**WC** With window to rear, low flush WC, corner wash basin, partially tiled walls, extractor, ceramic tiled floor.

**SITTING ROOM** 22' 7" x 10' 5" (6.88m x 3.18m) With window to front and French doors with window to rear, which overlooks the rear garden. Aga multi-fuel stove with back boiler which heats the radiators to the first floor, engineered wooden flooring. A further doorway leads to a staircase with a window to the side which gives internal access to the Annexe.

**ANNEXE** 21' 7" x 18' 3" (6.58m x 5.56m) A superb versatile room which could suit a dependent relative, be used as a home office or holiday let or simply enjoyed as an additional reception room. Vaulted ceiling incorporating 5 Velux windows, further windows to two sides of the room in addition to French doors which overlook & give level access to the rear garden. Attractive log burner stove set on a composite hearth with slate firewall,

engineered timber flooring. A return staircase leads to the landing of the main house.

### KITCHENETTE

With a range of cream shaker style base & drawer and units with square edge worktops and inset grey composite sink with mixer tap over. Lamona 2 ring electric hob.

### WET ROOM

With window to side, fully tiled, Aqualisa mains thermostatic shower, low flush WC, wash basin, extractor fan, LED ceiling lighting.

### AGENT'S NOTE:-

The annexe can be level accessed externally independently from the main house if required via a timber gate in the rear garden.

### FIRST FLOOR

**LANDING** Spacious landing which can be accessed by separate stairways both from the kitchen & annexe. With two windows overlooking the rear garden & a partition wall with decorative glazed panel and part glazed oak door. Built in shelved airing cupboard.







**MASTER BEDROOM** 19' 6" x 11' 10" (5.94m x 3.61m) With windows to the front and rear, two radiators.

**ENSUITE BATHROOM** With Velux window to ceiling, suite comprising panelled bath, Victorian style low flush WC, pedestal wash hand basin, partially tiled walls, towel radiator, limestone floor tiling. Door to:

**WALK IN DRESSING ROOM** With Velux window to ceiling, laminate flooring.

**BEDROOM 2** 16' 11" x 10' 3" (5.16m x 3.12m) With window to

front, radiator. Access to:

**ATTIC ROOM** With pull down timber ladder giving access to superb storage space which could be converted to an additional room subject to the usual permissions if required. The attic has been fully insulated and boarded out. There are two Velux windows to the ceiling and under eaves storage.

**BEDROOM 3** 13' 1" x 10' 8" (3.99m x 3.25m) With windows to front and side, radiator, loft access.

**SHOWER ROOM** With window to side, partially tiled walls,

quadrant shower cubicle with Aqualisa mains thermostatic shower, Victorian style low flush WC and pedestal wash hand basin, towel radiator, limestone floor tiling, LED ceiling lighting.

Note:- Plumbing is already in situ should a purchaser wish to install a bath.

## OUTSIDE

**FRONT GARDEN** The front garden has a low wall to the front boundary and a mixture of mature privet hedging and timber fencing to the sides. It is laid mainly to lawn with lovely borders expertly planted with a variety of trees and shrubs. A gravel and block paved driveway leads to a:

**WELL PROPORTIONED INTEGRAL GARAGE** With double oak doors to the front, side window, electric power and light.

**REAR GARDEN** The rear garden has been landscaped to a very high standard. It is enclosed by mature plants and shrubs and affords a high degree of privacy. The garden is arranged on different levels but has a superb level stone flagged sun terrace which can be accessed from the Annexe. The garden has a delightful timber Summer house, a gravel sitting area and a block paved pathway leading to a beautiful circular planted border.





Further flower beds are arranged with a variety of specimen plants and trees. A stone flagged pathway leads to a timber gate giving direct level access to the front and side of the property if required.

**SERVICES** Mains electricity, water and drainage are connected. Solid fuel central heating boiler to radiators and also supplying hot water. Underflooring heating is installed in most of the ground floor rooms and solid fuel heating to the first floor.

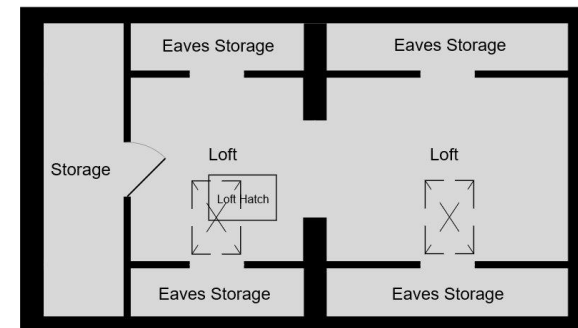
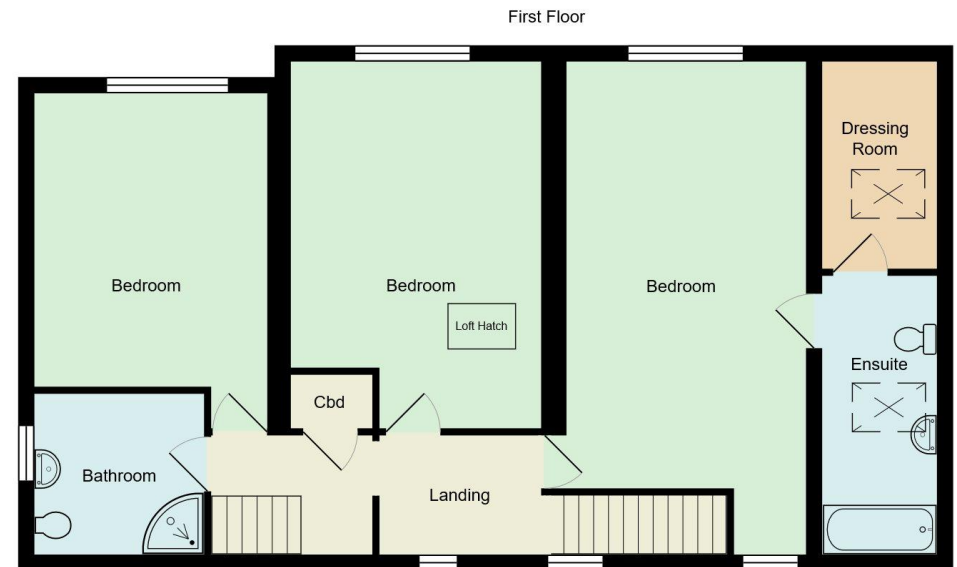
**VIEWINGS** Viewings are strictly by appointment. Please contact the agent on 01609 773004.

**CHARGES** Hambleton District Council Tax Band D.

**AGENT'S NOTES** Free Market Appraisal - We will be pleased to provide unbiased and professional advice, without obligation, on the marketing and current value of your present home.

EPC RATING TO BE CONFIRMED





Total Area: 240.1 m<sup>2</sup> ... 2584 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

**IMPORTANT NOTE:** Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



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