



The Green

Sandhutton

JOPLINGS
Property Consultants

A beautifully presented detached four bedroomed family home located, over looking the green in the popular village of Sandhutton. Accommodation comprises entrance hallway, kitchen diner, dining room, lounge, cloakroom, utility, master bedroom ensuite, three further double bedrooms and house bathroom. Outside is a private south facing garden and double garage. Sandhutton is a sought after village surrounded by open countryside, with the benefit of a popular public house 300 yards from the Old Barn. Thirsk, Northallerton and Ripon are a short distance away providing good facilities, including local schools, shops, restaurants and amenities. Sandhutton is a quiet rural village providing the opportunity to live the country life, with good transport links to the North and South of the area. Viewing is highly recommended.

Guide price £495,000



DIRECTIONS

Leave Thirsk on the A61 towards Ripon. Pass through Carlton Miniott turn right at the Busby stoop roundabout towards Northallerton. Proceed into the village of Sandhutton turning right before the public house. The Old Barn can be located on the right hand side by the agents "For Sale" board.

ENTRANCE HALL

Spacious hallway with stairs leading to the first floor. Hardwood door to the front with frosted glazed panels. Coving. Storage cupboard to the side. Double radiator. Thermostat controls. Double doors opening into the breakfast kitchen / dining room.

BREAKFAST KITCHEN

Timber window overlooking the green. Range of solid wall and base units with granite worksurfaces over. Breakfast bar to the side. Wall mounted dresser. Tiled splashbacks. Double radiator. Asterite sink and drainer with chrome mixer tap. Engineered oak flooring. Under unit lighting. Coving.

DINING ROOM

Timber window to the side, two wooden windows to the rear overlooking the rear garden. Timber side entrance door with glazed panels opening onto the garden. Coving. Engineered oak flooring. Two double radiators.

UTILITY ROOM

Timber window to the side. Space for an upright fridge / freezer. Space and plumbing for washing machine. Oil boiler. Tiled flooring. Trip switches.

LOUNGE

Two timber windows to the front overlooking the village green. Two french doors opening onto the rear garden. Log burning stove sitting on a tiled hearth with oak mantle over. TV and BT point. Super fast fibre broadband. Two double radiators. Coving.

CLOAKROOM 1.34m x 1.85m (4'5" x 6'1")

Low level white suite comprising pedestal handwash basin and WC. Half tiled walls. Double radiator. Extractor fan. Tiled flooring.

LANDING

Half way up the staircase is an impressive arched window overlooking the the rear garden. Coving. Loft access. Double radiator. Spacious storage cupboard with double radiator and shelving.

MASTER BEDROOM

Two timber windows to the front. Coving. Double radiator. Built-in wardrobe.

DRESSING ROOM

Timber window to the rear. Ample hanging and shelving space. Double radiator.

EN-SUITE SHOWER ROOM

Frosted timber window to the rear. Low level white suite comprising pedestal handwash basin and WC. Fully tiled shower cubicle with glass door and mixer shower. Extractor fan. Part tiled walls. Tiled flooring. Chrome heated ladder style towel rail.

BEDROOM TWO

Two timber windows to the rear overlooking the rear garden. Coving. Double radiator.

BEDROOM THREE

Two timber windows overlooking the village green. Built-in cupboard with ample hanging and shelving. Double radiator. Coving.

BEDROOM FOUR 3.11m x 2.79m (10'2" x 9'2")

Timber window overlooking the village green. Coving. BT point. Double radiator.

HOUSE BATHROOM 2.33m x 1.96m (7'8" x 6'5")

Frosted timber window to the side. White low level bathroom suite comprising bath with mixer tap and shower attachment. Handwash basin set on vanity unit and WC. Part tiled walls. Tiled floor. Chrome heated ladder style towel rail. Downlights.

OUTSIDE

ENCLOSED REAR GARDEN

South facing enclosed walled rear garden with a variety of flower borders and mature trees. Patio area laid with indian slate with small pond. Double sided garden shed. Rear gate leading to the double garage. Personal door to the side of the garage. Outside tap and light . Oil tank.

FRONT GARDEN

Enclosed walled front garden with a variety of rose bushes. Wooden gate leading to the front door.

SIDE GARDENS

The property owns the driveway to the right side of the property and the grass / flower borders and the borders to the left handside of the property.

DOUBLE GARAGE 5.65m x 5.24m (18'6" x 17'2")

Brick built garages with tiled roof. Up and over doors to the front with power and light. Personal door to the side.

OPENING HOURS

Thirsk:

Monday -Friday 9.00 a.m - 5.30 p.m

Saturday 9.00 a.m - 1.00 p.m

Sunday Closed

VIEWINGS

All viewings are strictly by appointment through Joplings Estate Agents, please contact the Thirsk office at 19 Market Place, Thirsk, North Yorkshire. YO7 1HD. Telephone: 01845 522680.







Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
100-91 (A)				100-91 (A)			
90-81 (B)				90-81 (B)			
80-69 (C)				80-69 (C)			
59-50 (D)				59-50 (D)			
49-41 (E)				49-41 (E)			
39-31 (F)				39-31 (F)			
29-21 (G)				29-21 (G)			
20-15 (H)				20-15 (H)			
15-10 (I)				15-10 (I)			
10-5 (J)				10-5 (J)			
Below 5 (K)				Below 5 (K)			
England & Wales		EU Directive 2002/91/EC	64	England & Wales		EU Directive 2002/91/EC	56

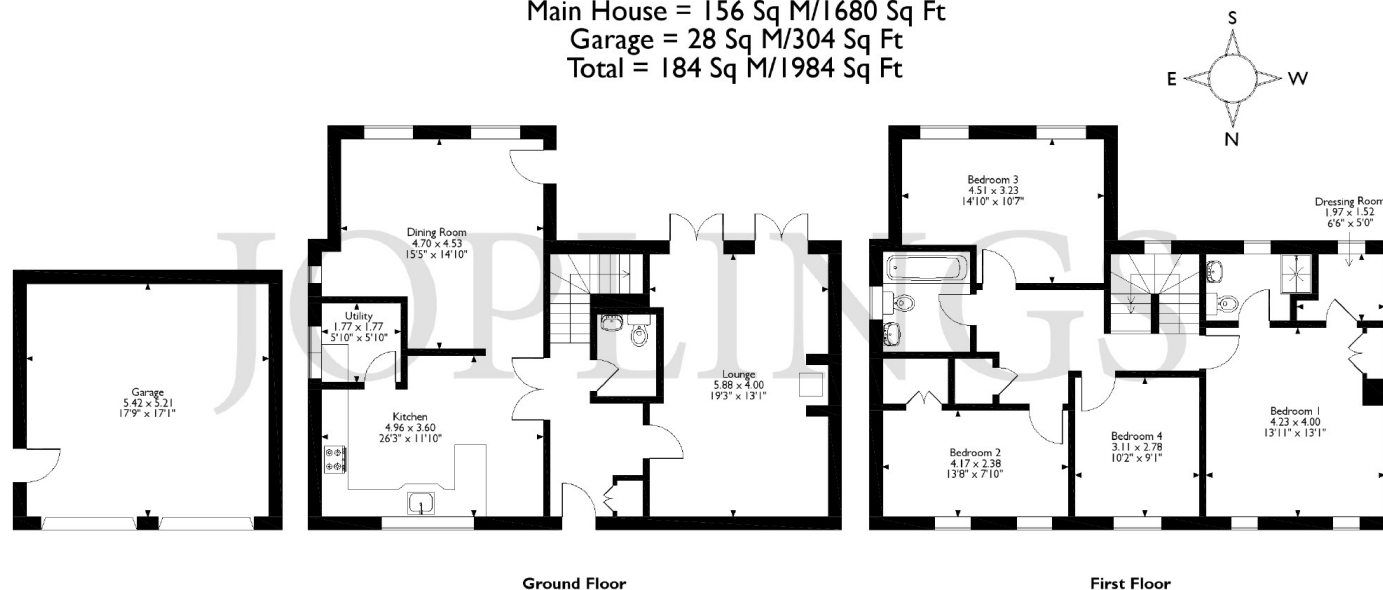
Old Barn Cottage, South Farm CourtThe Green, Thirsk

Approximate Gross Internal Area

Main House = 156 Sq M/1680 Sq Ft

Garage = 28 Sq M/304 Sq Ft

Total = 184 Sq M/1984 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

IMPORTANT NOTICE

These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statements or fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.

Any areas, measurements or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Joplings has the authority to make or give any representation or warranty whatsoever in relation to this property or these particulars not enter into any contract relating to the property on behalf of the vendor. We have not inspected the deeds to the property and therefore any reference or inference to boundaries, rights of way etc. are subject to confirmation.

19 Market Place, Thirsk, YO7 1HD T: 01845 522680 F: 01845 526055
thirsk@joplings.com www.joplings.com