



Magdalene Garth
Thrintoft, Northallerton, DL7 0PL

youngsRPS 

**Magdalene Garth
Thrinfoft
Northallerton
DL7 0PL**

Offers Over: £625,000

A spacious family home set in the sought after village of Thrinfoft in a quiet location which adjoins open countryside. The spacious accommodation includes 4 reception rooms, 5 bedrooms & 3 bathrooms & is set on a site of approximately .75 acre with a double garage with adjoining workshop/stable.

- Quiet sought after location adjoining open countryside
- Site of .75 acre with stable
- Double Garage with adjoining workshop/stable
- Further potential for home office or hobby rooms to the 2nd floor



Youngs - Northallerton 01609 773004



An attractive, immaculately presented, family home with extensive living space adjoining open countryside to the rear. Built by the current owners, Magdalene Garth provides a superb living space including 4 reception rooms & 5 bedrooms. The 2nd floor attic rooms provide a flexible space both for a home office or hobby room. The house is located on a site of approximately .75 acre part of which forms a small paddock with stable. Further external space includes a double garage with adjoining workshop/stable, extensive parking area including hardstanding for caravan or horsebox, vegetable garden, potting shed, dog kennel & delightful south facing house gardens.

ACCOMMODATION

GROUND FLOOR Timber door with glazed side window leading to Entrance Porch with radiator, Karndean flooring. Further glazed entrance doors lead to:

ELEGANT HALLWAY With stairs to first floor, dado rail, Karndean flooring, radiator.

DRAWING ROOM 19' 9" x 12' 11" (6.02m x 3.96m) With window to front, fireplace with Victorian style surround and hearth, dado rail, corniced ceiling.



STUDY 12' 11" x 8' 5" (3.95m x 2.57m) With window to front, radiator.

DINING ROOM 11' 3" x 8' 5" (3.43m x 2.57m) With part glazed door, window to side, corniced ceiling and feature ceiling rose, radiator, dado rail.

KITCHEN 23' 2" x 13' 1" (7.07m x 3.99m) With window to side and French doors to rear. Range of wall and floor units with roll edge worktops and inset composite sink and drainer, Zanussi electric double oven with halogen hob and extractor over, integrated dishwasher, brick built fireplace with stone hearth, beamed ceiling, radiator.

UTILITY ROOM With window to rear. Range of base units with inset stainless steel sink and square edge worktop, plumbing for washing machine, partially tiled walls, radiator, extractor, door to rear garden, oil central heating boiler.

WC With window to side, low flush WC, wall hung basin, radiator, built in store cupboard.

SNUG/FAMILY ROOM 11' 5" x 12' 9" (3.50m x 3.90m) With window to rear and partially glazed doors from kitchen, beamed ceiling, radiator.



FIRST FLOOR

SPACIOUS LANDING With window to front, dado rail, radiator, access to the second floor room space.

MASTER BEDROOM 16' 7" (min) x 12' 10" (5.08m x 3.92m) With window to rear, dado rail, radiator.

ENSUITE SHOWER ROOM 9' 3" x 6' 10" (2.84m x 2.10m) With window to side, large quadrant enclosure with mains thermostatic shower, low flush WC with concealed cistern, bidet, vanity unit with inset basin and shelved cupboard below & glass fronted cupboards to either side, fully tiled walls, ceramic flooring, chrome towel radiator, extractor.

GUEST ROOM 13' 0" x 10' 1" (3.97m x 3.08m) With window to front, dado rail, radiator.

BEDROOM 3 12' 11" x 10' 1" (3.96m x 3.08m) With window to front, radiator.

BEDROOM 2 13' 1" x 11' 6" (4.00m x 3.52m) With window to rear, radiator.

BEDROOM 4 12' 11" x 9' 3" (3.96m x 2.82m) With window to





side, radiator.

HOUSE BATHROOM 12' 11" x 9' 3" (3.95m x 2.82m) With two windows to side, freestanding claw foot mid fill bath, low flush WC, bidet, pedestal wash basin, fully tiled shower enclosure with antique style deluge shower, solid wood flooring, dado rail, extractor, radiator.

BATHROOM 2 With window to rear. White suite comprising P-shaped panel bath with mains thermostatic shower over and glazed screen, low flush WC, pedestal wash basin, airing cupboard, fully tiled walls, radiator.

ATTIC SPACE This versatile area has been converted to provide a spacious landing with Velux window with two further rooms suitable for a variety of uses. Access is currently via a pull down ladder but plans are available on request which show how a permanent staircase could be incorporated from the existing first floor landing. Dimensions as follows:-

ROOM 1 12' 9" x 12' 9" (3.9m x 3.9m) With Velux window, radiator.

ROOM 2 12' 9" x 12' 9" (3.9m x 3.9m) With Velux window, radiator.

FRONT GARDEN With low wall to front boundary, raised terrace planted with mature shrubs. A double width block paved driveway leads to:

REAR GARDEN With trellis fencing to the side boundary, beautiful flagged sun terrace and seating area, lawned area with planted borders.

OUTSIDE The driveway is blocked paved from the front to the rear of the house then gravelled to the garage which allows for extensive vehicular parking. This is in addition to a concrete hardstanding area suitable for caravan or horsebox storage. There is a double garage with up & over doors, with adjoining workshop/garage with separate wooden door. Both spaces have electric power and light. The garage also has an integral workshop in addition to a utility area within with stainless steel sink & plumbing for a washing machine.

A timber gate gives access to further south facing green space with a brick-built clay oven, vegetable & fruit garden with polytunnel & a timber potting shed. The garden also has the benefit of a timber dog kennel. Beyond this is a:

PADDOCK with stable & water connection which has been used historically to keep a pony. It is enclosed by picket fencing in addition to a variety of mature fruit trees & shrubs & adjoins open countryside with far reaching views.

SERVICES Mains electricity, water and drainage are connected. Oil central heating to radiators also supplying the domestic hot water.

CHARGES Hambleton District Council Tax Band F.

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

AGENT'S NOTES Sewerage is collected via a bio-disc treatment plant which meets current standards & this is on a shared agreement with the neighbouring property.



AGENT'S NOTES A seldom used pedestrian right of way is in place adjacent to the left hand boundary of the property.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 c
55-68	D	67 d	
39-54	E		
21-38	F		
1-20	G		

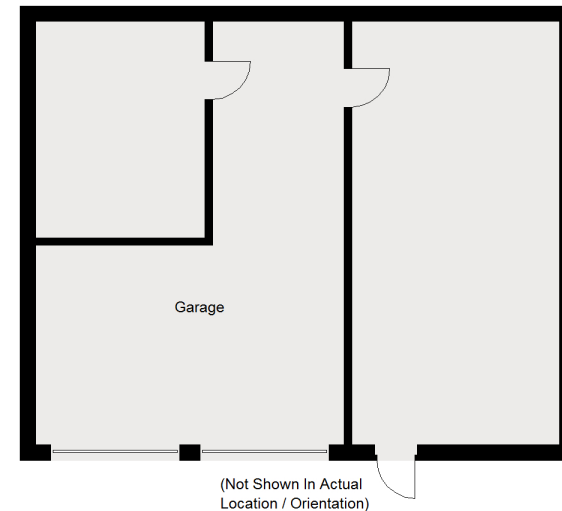
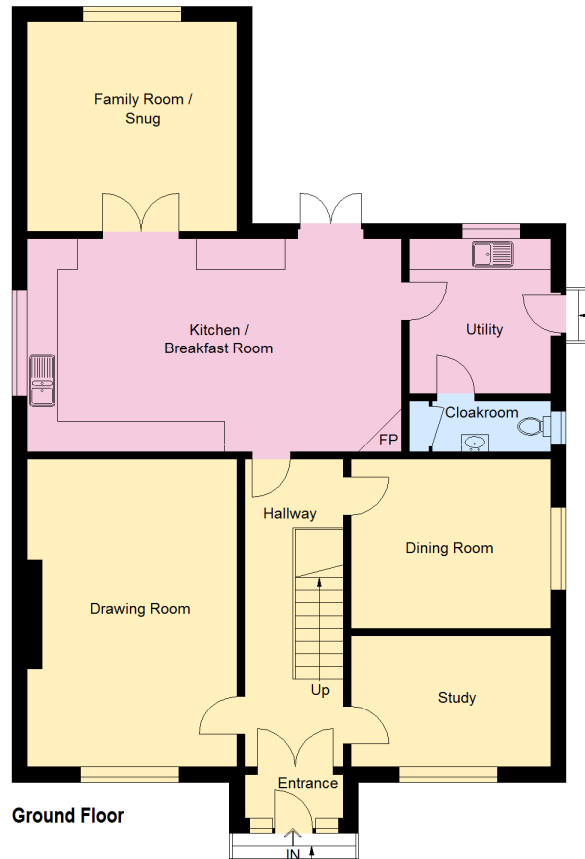


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