

Greystone Bungalow

Maunby, Thirsk, North Yorkshire, YO7 4HA

RobinJessop

A DETACHED DORMER BUNGALOW WITH GARDENS, STABLING & GRASS PADDOCKS EXTENDING TO 2.75 ACRES

- Detached Dormer Bungalow
- Well Presented Accommodation
- Four/Five Bedrooms
- Edge of Rural Village Location
- Wrap Around Gardens
- Stable Block with Separate Access
- 2.75 Acres of Land
- Ideal Equestrian Property or Smallholding
- Guide Price: £650,000

SITUATION

Northallerton 6 miles, Thirsk 7 miles, Bedale 11 miles, Harrogate 26 miles, York 30 miles, Darlington 30 miles (all distances are approximate)

Maunby is a small desirable rural village which is a short distance from the thriving market towns of Northallerton, Bedale and Thirsk. These market towns offer a wide range of facilities and amenities including shops, pubs, primary and secondary schools, a hospital and a train station with a regular service to London Kings Cross. The village is also within close proximity to both the A1(M) and the A19 bringing larger centres such as Teesside, Harrogate and Leeds within reasonable commuting distance.

The property is located just outside of the village on the road to Kirby Wiske with open countryside views to the front and rear.

DESCRIPTION

The property comes to the market to offer a truly unique opportunity to purchase a residential small holding or equestrian property extending to 2.75 acres, just outside of a popular rural village.







Greystone Bungalow is a traditional dormer bungalow which stands very well surrounded by its landscaped gardens and further paddocks to the side and rear. The property is accessed by the main road and leads to a parking area at the property with a separate access to the stables.

Internally, the property has been well maintained and offers a comfortable and spacious accommodation which will suit a number of buyers.

The property entered into via a side door and into a utility room which is plumbed for a washing machine and has a separate cloakroom. Leading through is the spacious kitchen diner which features a good range of fitted wall and base units and integrated appliances including an oven with hob, dishwasher and a fridge freezer together with a dining area and a window overlooking the gardens at the rear.

From the kitchen you access the large living room with a brick fireplace, a log burning stove and double doors which open into a garden room with a tiled floor and doors out to the gardens which is perfectly equipped for indoor/outdoor dining.

An inner hallway provides access to two double bedrooms which each have fitted wardrobes, and a house bathroom with a WC, basin and a bath with shower over. There is also a home office which could be used as a further bedroom if required.

To the first floor there are two further large bedrooms which each have ensuite shower rooms and ample storage within the eaves. Throughout the property features large windows and open spaces which fill with natural light to create a light and airy accommodation.

Externally the property is complemented by enclosed gardens which wrap around the property and are very private. There is a large lawn with path to the front door and a further lawn with mixed flower beds to the rear with ample patio space.

There is parking on the driveway for several vehicles with a single garage which has water and electric. The stabling and paddocks are accessed via separate driveway with a timber stable block and paddocks divided into 3 useful blocks.







Overall, Greystone Bungalow would make an excellent full time family home or active retirement home and will appeal to those with equine interests or those looking for a lifestyle change with smallholding potential.

GENERAL REMARKS & STIPULATIONS

VIEWING
Strictly by Appointment with Robin Jessop Ltd – Telephone 01969 622800 or 01677 425950

OFFERS
All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.

MONEY LAUNDERING REGULATIONS
Please note that if you are the successful purchaser it is now a legal requirement for you to provide 2 forms of ID. This will need to be provided personally in our office where we can take copies of both this and proof of funds, which we also require to comply with Money Laundering Regulations.

METHOD OF SALE
The property is initially being offered for sale by Private Treaty. However, we reserve the right to conclude the sale by any other means at our discretion.

BOUNDARIES
The boundaries of the property are shown edged red on the plan within this brochure.

WHAT3WORDS
///never.regrowth.daredevil

FIXTURES & FITTINGS
Only those fixtures and fittings described within this brochure are included in the sale.

TENURE
Freehold with vacant possession.

COUNCIL TAX
Band E.

SERVICES
Mains electricity. Mains water. Oil fired central heating. Broadband connection available.

LOCAL AUTHORITY
North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD

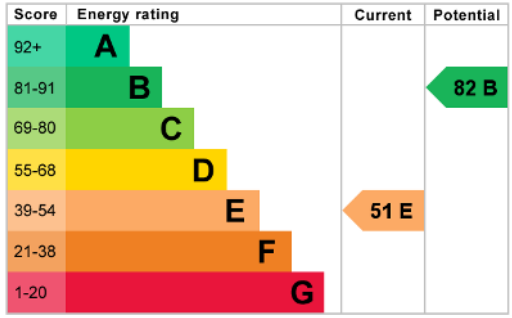
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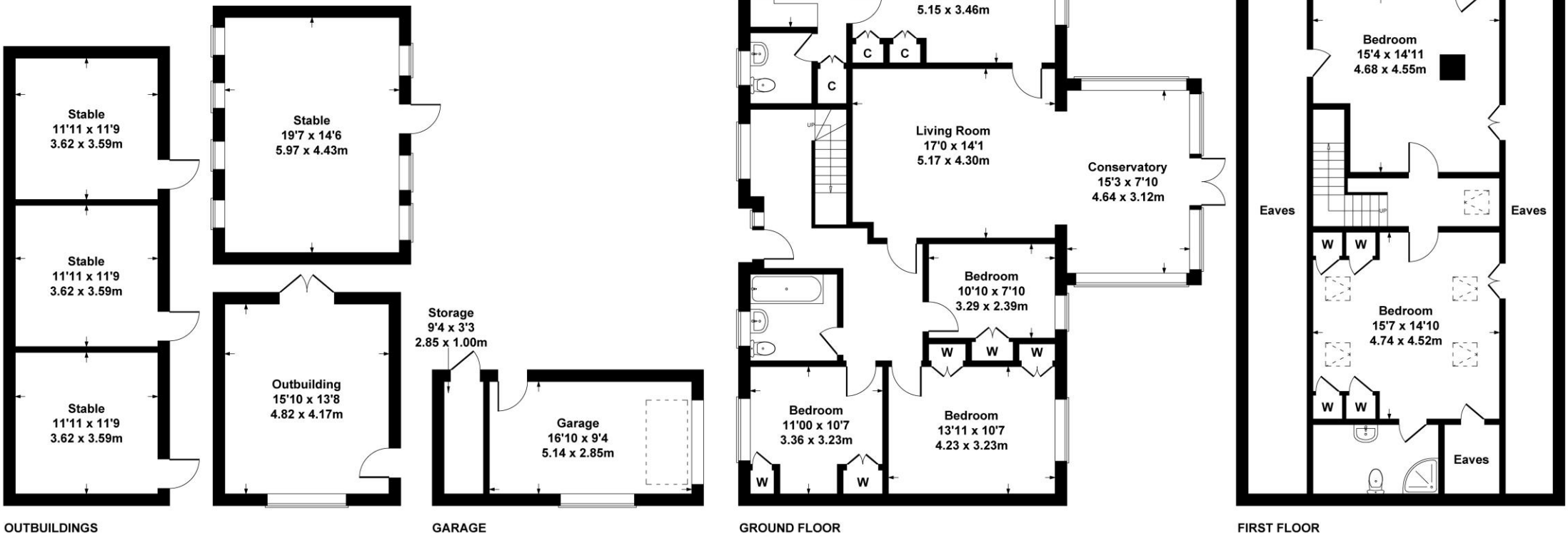




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Approximate gross internal area
House 189 sq m - 2034 sq ft
Outbuilding 87 sq m - 936 sq ft
Garage 18 sq m - 194 sq ft
Total 294 sq m - 3164 sq ft





OUTBUILDINGS GARAGE GROUND FLOOR FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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