

**CAORUNN
KNAYTON, THIRSK YO7 4AZ**



**A Well Laid Out & Spacious 3-Bedroomed Detached Bungalow Residence
Situated on Substantial Plot with Scope for Updating, Modernisation and
Potential Development**

- UPVC Sealed Unit Double Glazing
- Oil Fire Central Heating
- Attractive Landscaped Gardens
- Hardstanding for Several Vehicles
- Detached Garage
- Sought After Central Village Location

New Price: Offers in the Region of £295,000

CHAIN FREE & AVAILABLE FOR EARLY COMPLETION

Caorunn, Knayton, Thirsk, YO7 4AZ

SITUATION

| | | | |
|---------------|---------|----------|-----------|
| Thirsk | 5 miles | Teesside | 21 miles |
| Cowesby | 5 miles | A.19 | ½ mile |
| Northallerton | 6 miles | Borrowby | 1 ½ miles |
| Kepwick | 4 miles | York | 25 miles |

(all distances are approximate)

The property is very conveniently situated just outside the centre of the much sought after and high desirable North Yorkshire Village of Knayton, within easy reach of the thriving and popular market towns of Northallerton and Thirsk. It is particularly well placed in relation to the A.19 Trunk Road bringing Teesside (25 mins), York (45 mins), Leeds (1 hr) within reasonable and convenient commuting distance (see attached location plan).

The property stands in a good elevated position on a quiet minor road leading out of the village and enjoys a commanding position with superb views out to the rear over the picturesque local countryside.

AMENITIES

Shooting & Fishing – the property is attractively placed in an area renowned for its quality shoots and good fishing, being within easy reach of the North Yorkshire Moors and North Yorkshire Dales and close to local rivers and ponds.

Horses & Hunting – the property is situated in particularly attractive riding country with good hacking available in the area. The property is located in the Hurworth Hunt Country and within convenient boxing distance of locally renowned packs including The Bedale, Cleveland, York & Ainsty North and Bramham Hunts.

Racing – Thirsk, York, Ripon, Catterick, Sedgfield. Beverley and Doncaster.

Golf - Romanby, Northallerton, Thirsk, Bedale, Catterick. Darlington and Masham.

Communications – The A.19 Trunk Road is within easy reach providing good commuting to Teesside (20 mins), York and the main arterial road networks of the UK.

Mainline Railway Stations at Northallerton, Thirsk and Darlington bringing London within 2 ½ hours commuting time. Additionally, via the trans-Pennine route that calls at these stations, there is direct access to Newcastle, Middlesbrough, York, Leeds, Manchester, Liverpool and Manchester Airport.

International Airports are located at Teesside, Newcastle, Leeds/Bradford and Manchester

Schools – The area is well served by good state and independent schools. Primary School at Borrowby/Knayton. Local comprehensive schools can be found at Northallerton and Thirsk. Independent schools are to be found at Yarm, Teesside High, Polam Hall (Darlington), Ampleforth and Ripon Grammar.

DESCRIPTION

The property comprises a detached 3-bedroomed bungalow situated on a superb plot in this highly sought and very desirable residential village. The property is timber framed, traditionally constructed with brick outer leaf under tiled roof and enjoys the benefit of UPVC sealed unit double glazing and oil fired central heating.

Externally the property is accessed from the front onto concrete driveway which proceeds past the side of the house and opens out onto chippings area at the front. There is ample hardstanding for a number of vehicles and good access to the detached garage at the rear. The front of the property is arranged behind brick wall to one side with post and panel to the other. The front garden is lawned with shrub borders and inset shrubberies and there is a good area of chippings to the front of the property which provides for additional off road parking. Pathway around and step up to front door whilst to the side of the property is a continuation of the concrete and gives access at the rear to further hardstanding area in front of the garage. The rear garden is an eclectic mix of numerous landscaped shrubberies and rockeries with a central lawned garden area and pathway through where there are rose beds etc. Oil tank on base. Inset wildlife pond. The rear boundary is post and panel and hedging. There is open farmland at the rear. The property enjoys a superb aspect from the rear garden which is flooded with light and provides a very peaceful but attractive backdrop to the property.

Internally the accommodation is well laid out and spacious, it has tremendous scope for updating, modernisation and improvement and the property also has tremendous scope for development and stands on a plot that would readily accommodate a large property.

The offering of Caorunn at Knayton presents the all too rare opportunity for the discerning purchaser to acquire a substantial detached bungalow residence on a good sized plot with scope for various residential layouts and excellent scope to improve the property.

Early inspection recommended to fully appreciate the property, its position and potential.

ACCOMMODATION

In through UPVC sealed unit double glazed front door with etched glass, upper and lower panels into:

Entrance Hall
3.20m x 1.18m (10'6" x 3'11")

With inset ceiling light point. Opening out to:

Main Hallway
4.72m x 1.79m (15'6" x 5'11")

Gives access to all rooms. Attic access. Two inset ceiling light points. Fitted original plate rack. Wall light point.

Sitting Room**3.66m x 5.33m (12' x 17'6")**

With a painted panelled ceiling with inset light points. 3 wall light points. Double radiator. Feature fireplace comprising brick surround, mantle shelf and hearth with a former inset open grate. TV point. Opaque upper level window. Full height UPVC sealed unit double glazed picture window looking into conservatory and over the garden. TV points. French door to side.

Conservatory**2.94m x 2.30m (9'8" x 7'7")**

With a tiled floor. UPVC sealed unit double glazing to three sides with upper opening windows. French doors out to rear patios and garden. Power points.

Dining Room**3.20m x 3.22m (10'6" x 10'7")**

With ornate coved ceiling and centre ceiling light point. Double radiator.

Kitchen**3.20m x 4.23m (10'6" x 13'11")**

With a range of base and wall cupboards. Work surfaces with inset 1 ½ bowl single drainer stainless steel sink unit with mixer tap. Unit inset Hotpoint Schott Ceran four ring electric hob with NEFF under unit double oven and grill. Space and plumbing for dishwasher and washer. Space for fridge freezer. Tiled splashbacks with picture tile inset reliefs. Stained and polished pine panelled ceiling with three ceiling light points. Over door Myson convector heater. UPVS sealed unit double glazed door out to rear vestibule. Xpelair extractor. Views onto rear garden.

Rear Entrance Vestibule**1.85m x 1.24m (6'1" x 4'1")**

Brick built with upper single glazed panels with display window ledge. Floor mounted Worcester Greenstar Camray 12/18 oil fired central heating boiler. Ceiling light point. Upper glazed door out to rear garden.

Bedroom No. 1**4.54m x 2.91m (14'11" x 9'7")**

Coved ceiling with ceiling light point. Double radiator.

Bedroom No. 2**3.22m x 2.99m (10'7" x 9'10")**

Ceiling light point. Double radiator.

Bedroom No. 3**2.18m x 2.91m (7'2" x 9'7")**

Ceiling light point. Radiator. Overlooking front garden.

Bath/Shower Room**2.71m x 2.38m (8'11" x 7'10")**

Fully tiled walls. Suite comprising fully tiled shower cubicle with a Triton Madrid 2 electric shower with pivoted door to front. Panelled bath with mixer tap and shower attachment over. Adjacent unit inset wash basin with cupboard storage beneath, shelved storage to side and concealed cistern WC. Inset ceiling light spots. Manrose Gold extractor. Heated towel rail / radiator.

Garage**2.84m x 5.86m (9'4" x 19'3")**

Brick built with up and over door to front. Light and power. Heater. Pedestrian door to side.

Gardens

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GENERAL REMARKS & STIPULATIONS**VIEWING**

By appointment through Northallerton Estate Agency – Tel: (01609) 771959.

TENURE

Freehold with Vacant Possession upon completion.

SERVICES

Mains Water, Electricity and Drainage. Oil fired central heating.

LOCAL AUTHORITY

Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire

COUNCIL TAX BAND

We are verbally informed by Hambleton District Council that the Council Tax Band is **F**. The current annual charge is **£2218.36**.



Regulated by



COMMITMENT

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- These particulars are set out as a general outline only for the guidance for intending purchasers and do not constitute, nor constitute a part of, an offer or Contract.
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- We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee.
- Any plans may not be to scale and are for identification purposes only.
- Items included in the written text are included in the sale. All others are excluded regardless of their inclusion of any photograph.
- You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major important to your interest in this property, please ask us for further information.

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