

# TURNERS CROFT

## OLD CRICKET FIELD LANE, SESSAY YO7 3NU



**A Superb & Attractively Situated Substantial 2-Bedroomed Detached Bungalow Residence on a Large Generous Sized Plot in Highly Sought After and Convenient Yet Very Quiet Rural Residential Location**

- Substantial 2-Bed Detached Bungalow Residence
- UPVC Sealed Unit Double Glazing
- Electric Night Store Heating
- Tremendous Scope for Extension or Redevelopment
- Substantial Nicely Laid Out Gardens & Grounds
- Detached Garage – Hardstanding & Veg Garden
- Separate Access plus Hardstanding Suitable for Motor Home or Caravan.

**Offers in the Region of: £250,000**

**CHAIN FREE & AVAILABLE FOR EARLY COMPLETION**

# Turners Croft, Old Cricket Field Lane, Sessay YO7 3NU

## SITUATION

Thirsk	6 miles	Northallerton	15 miles
Easingwold	7 miles	Topcliffe	3 ½ miles
York	18 miles	Teesside	23 miles

**Turner's Croft** at Old Cricket Field Lane, Sessay sits nicely in the centre of this much sought after and highly desirable semi rural village sitting equidistant from Thirsk and Easingwold and within easy commuting distance of York and the A.19 that links into the main arterial road networks of the UK.

The property is nicely set back from the minor road through the village and the village enjoys the benefit of a renowned local primary school together with church and good access to the shopping centres and major centres of commerce at Thirsk and Easingwold and within easy commuting distance of York.

The property enjoys a pleasant large sized plot which enjoys a high degree of privacy with extensive lawned gardens to three sides together with good hardstanding and a detached garage in a very quiet yet convenient location.

The nearby towns of Thirsk and Easingwold enjoy a full and comprehensive range of educational, recreational and medical facilities and additionally the property is within easy travelling distance of Northallerton and York which enjoy further amenities and particularly good High Street shopping. This area of North Yorkshire is ideally placed for commuting with an East Coast main line train station at Northallerton and York linking London to Edinburgh and bringing London within 2 ½ hours commuting time. Additionally, via the Transpennine line that calls at Northallerton, there is direct access to Newcastle, Middlesbrough, Darlington, Leeds, Manchester, Manchester Airport and Liverpool.

The A.19 and A.1 trunk roads are both within convenient travelling distance of the property and offer excellent communication access to the main arterial road networks of the UK.

International airports can be found at Teesside Airport, Leeds/Bradford, and Newcastle.

This area of North Yorkshire lies within convenient distance of the North Yorkshire Moors and North Yorkshire Dales National Park where much renowned walking, riding and leisure activities can be found. Additionally, the property is just over an hour from the coast at Scarborough, Whitby and Redcar which offer further opportunities and varied and interesting leisure activities.

## AMENITIES

**Shopping** - market town shopping is available at Easingwold and Thirsk, whilst the renowned town of Northallerton is within easy commuting distance. The major centres of Durham, Teesside, York and Leeds are all readily accessible.

**Hospitals** – Are available at York and Northallerton.

**Schools** - The area is well served by good state and independent schools. The property is within walking distance of the local Primary School at Sessay and additional primary schools are available at Easingwold and Thirsk. Comprehensive schools can be found at Easingwold, York, Thirsk. Independent schools can be found York, Teesside, Yarm and Ampleforth, together with Queen Mary's at Baldersby, Cundall Manor and state grammar school at Ripon.

**Shooting & Fishing** - The property is attractively positioned in an area renowned for its quality shoots and good fishing being within easy and travelling distance of the North Yorkshire Moors and North Yorkshire Dales and close to renowned local rivers and ponds.

**Racing** – York, Thirsk, Ripon, Doncaster, Newcastle, Catterick, Sedgefield and Beverley.

**Golf** - Easingwold, York and Thirsk.

**Walking & Cycling** - the area is well served and particularly suitable for attractive cycling and walking with some particularly attractive and quiet countryside and scenery around the property.

## DESCRIPTION

**Turners Croft** at Old Cricket Field Lane, Sessay comprises a former cricket pavilion on a brick base and timber framed construction which has been UPVC clad, with clay pantile roof and converted into a two bedroomed substantial detached bungalow residence situated in extensive grounds and gardens enjoying the benefit of UPVC sealed unit double glazing and electric night storage heating. The bungalow faces east to the rear, west to the front and enjoys a high degree of privacy together with a superb open aspect.

The property is approached over a private lane which there is a right of access over and gives access onto a block paved driveway through to gravelled hardstanding and access to garage and workshop. The property externally enjoys flagged patio to three sides whilst to the rear it has rear access door. Within the grounds which are all lawned and have hedged boundaries, there is an additional five bar gated access on the southern end onto a gravelled hardstanding suitable for mobile home caravan etc. Within the grounds and gardens are numerous established shrubs and there are uninterrupted views over the surrounding countryside which is predominantly agricultural. The northern edge of the garden has an access off into an area which has previously been a vegetable garden, it comprises a number of beds with hedged boundaries. Adjacent to the driveway is a pergola with flagged floor and light. Outside tap. There is a pedestrian access to the front and rear doors and at the southern end of the property there is a concrete patio which formally was the base for a wooden summer house which sits in an ideal position in the garden for sunroom etc. with great views onto the garden.

Internally the property is well laid out and spacious, currently orientated for two bedrooms and a substantial living room together with good sized kitchen and nicely fitted bathroom. The property enjoys numerous patio doors out taking advantage of the excellent grounds and gardens.

The property has tremendous scope for re-development and sits on a site that would readily accommodate a much larger property subject to purchasers' requirements and the necessary planning permissions.

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

## ACCOMMODATION

In up brick steps through covered entrance with a flushed mounted ceiling light. Through UPVC sealed unit double glazed front door, wood effect with upper etched glass panels into:

**Kitchen****3.96m x 2.89m (13' x 9'6")**

With attractive range of beech fronted base and wall cupboards. Beech effect work surfaces with inset 1 ½ bowl single drainer, moulded sink unit with mixer tap over. Tiled splashback. Space and point for electric cooker. Space and plumbing for washing machine. Space and plumbing for dishwasher. Space for fridge freezer. Dual aspect offering a nice degree of natural light. Pine panelled ceiling with inset ceiling light spots. Central ceiling fan. Unit matched internal cooker hood over hob. Unit matched glass fronted, glass shelved display cabinet. Fitted work surface matched breakfast bar facing out onto grounds and gardens with good views across agricultural land. Wood laminate floor. Door through to:

**Living Room****4.62m x 5.38m (15'2" x 17'8")**

Wood laminate floor. Coved ceiling. Centre ceiling light point. Wall mounted Creda night storage heater. Full height opaque glazed door with matching opaque glazed light to rear. Sealed unit wooden double glazed patio doors out to side patio and gardens. Inset ceiling light spots.

Door through to:

**Double Bedroom****3.73m x 3.66m (12'3" x 12') max**

Polished wood floor. Centre ceiling point. Fitted bedroom furniture comprising triple wardrobe with corner unit. Night storage heater. Double glazed window looking out. TV point. Overbed light point.

Door from the Living Room gives access to

**Inner Hallway****1.75m x 1.06m (5'9" x 3'6")**

With polished panelled ceiling. Flush mounted ceiling light point. Built in shelved storage and cloaks hanging. Built in airing cupboard housing lagged cylinder and immersion heater. Door through to:

**Bedroom 2****3.10 x 3.73m (10'2" x 12'3")**

Coved ceiling. Centre ceiling light point. Wall mounted night storage heater. Double glazed window giving a nice degree of natural light.

From the Inner Hallway is door through to:

**Bathroom****2.51m x 1.75m (8'3" x 5'9")**

With suite comprising panelled bath, fully tiled around with a mains bar shower. Low level duoflush WC. Pedestal wash basin. Half tiled walls to remainder of the room. Mirror fronted bathroom cabinet, shaver socket beneath. Wall mounted Dimplex electric heater. Wall mounted heated towel rail. Ventaxia extractor over bath.

**Garage & Workshop****6.90m x 3.98m (22'8" x 13'1")**

On concrete base with minor pitch ceiling. It has light and power. Up and over door to front.

**Gardens**

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**GENERAL REMARKS & STIPULATIONS**

**Viewing** -Strictly by appointment through Northallerton Estate Agency – Tel: (01609) 771959.

**Services**

Mains water, electricity and drainage.

**Tenure**

Freehold with vacant possession upon completion.

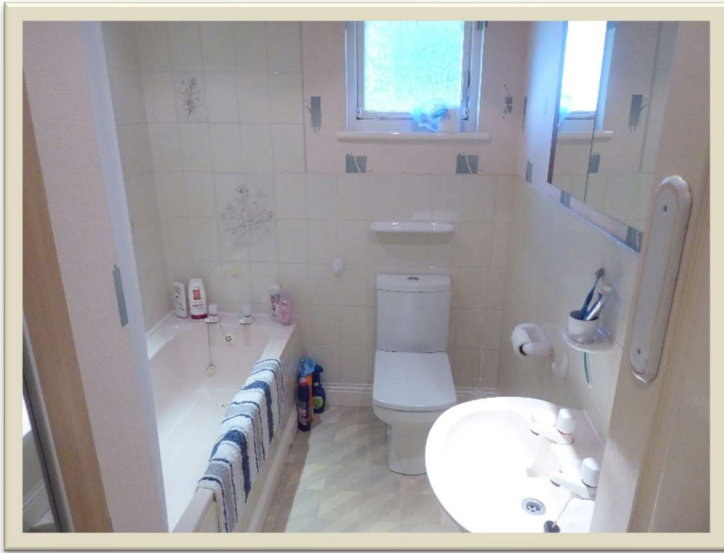
**Local Authority**

Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire – Tel: 01609 779977.

**Council Tax Band**

The council tax band for this property is **B**. The current annual charge is **£1434.85**.





**COMMITMENT**

Northallerton Estate Agency does not seek to avoid our criminal and civil liabilities by the use of cleverly worded small print. Our staff have undergone training and follow set procedures, but it is not possible for us to guarantee that everything written in our sales particulars is accurate. Please note that unless stated otherwise:

- These particulars have been prepared in all good faith to give a fair and overall view of the property. If any points are particularly relevant to your interest in the property, then please ask for further information/verification
- 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.
- All descriptions, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendor or his/her Agents.
- 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 importance to your interest in this property, please ask us for further information.

In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us. Should you then still be dissatisfied, we will advise you of the options of mediation, arbitration or civil action which you may pursue your complaint.