



7 THORNEY MEADOWS  
Spennithorne, Leyburn



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# 7 THORNEY MEADOWS

Leyburn, North Yorkshire, DL8 5RE

An immaculate, family home, occupying a superb position, looking out to open countryside in the sought after village of Spennithorne.

## ACCOMMODATION

This fantastic stone built property offers generous accommodation, presented to a high standard with good quality fixtures and fittings throughout, including. Externally, there is private parking, a single garage and lawned gardens to the front. To the rear of the property there is a spacious lawned garden with patio seating areas to enjoy the stunning open view.



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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## Accommodation

A partially glazed door leads into the entrance hallway with a spindle staircase to the first floor, oak doors leading to the dining kitchen, sitting room and ground floor WC. Pergo flooring.

## Sitting Room

With bi-fold doors leading out to the rear gardens and a superb view over open countryside, bay window overlooking the front gardens, contemporary multi fuel stove with a tiled hearth and oak lintel.

## Dining Kitchen

A contemporary kitchen with a good range of wall and base units with light grey frontage and Silestone work surfaces, integrated appliances including a fridge freezer, Neff double oven, Neff four ring gas hob with a Neff stainless steel extractor fan above, dishwasher, ceramic one and a half sink with mixer tap and drainer, Silestone splashbacks. There is also a matching breakfast bar and centre island within the kitchen. A dual aspect with a bay window overlooking the front, window overlooking the rear gardens with countryside views beyond, oak door leading to the utility. Space for a dining and seating area, Pergo flooring.

## Ground Floor WC

With low level WC, pedestal wash hand basin, extractor fan and Pergo flooring.





### Utility

With matching units to the kitchen, granite effect work surface with a stainless steel sink, mixer tap and drainer, space for a washing machine and a partially glazed door leading out to the rear. Extractor fan.

### First Floor Landing

A spindle staircase and oak banister to the first floor landing with oak doors leading to the four bedrooms, house bathroom and the airing cupboard which houses the hot water cylinder.

### Principal Bedroom

A double bedroom with a window to the front overlooking the garden and an oak door leading to the en-suite.

### En-suite Shower Room

With a step-in shower, pedestal wash hand basin, low level WC, Pergo flooring, frosted glazed window to the front and chrome heated towel rail.

### Bedroom Two

A double bedroom with a window overlooking the front gardens.



### Bedroom Three

A double bedroom with a window overlooking the rear garden and open countryside beyond. Loft access with drop down ladder.

### Bedroom Four

A double bedroom with a window overlooking the gardens and countryside views beyond.

### House Bathroom

A white suite comprising panel bath with shower above, pedestal wash hand basin, low level WC, chrome heated towel rail, frosted glazed window to the rear and extractor fan.

### Externally

To the front of the property there is a block paved driveway with off-road parking for three vehicles and an attached single garage. There is a spacious lawn, with well stocked flower beds, hedged, walled and fenced boundaries. A stone paved pathway leads round to a side gate providing access to the rear gardens. To the rear of the property there is a spacious garden mainly laid to lawn, with two stone paved patio seating areas, one adjacent to the bi-fold doors, the other is in the corner of the garden with a Pergola. There are raised flower beds and borders housing a variety of mature flowers, shrubs and planting, timber fenced boundaries and superb open countryside views beyond the fields. In addition, there is a useful pedestrian door leading to the garage and a water tap.

### Single Garage

With timber double doors, light and power connected.

### Tenure

The property is believed to be freehold with vacant possession on completion.

### Local Authority and Council Tax Band

Richmondshire. Tel 01748 829100.

The property is banded E.

### Services and Other Information

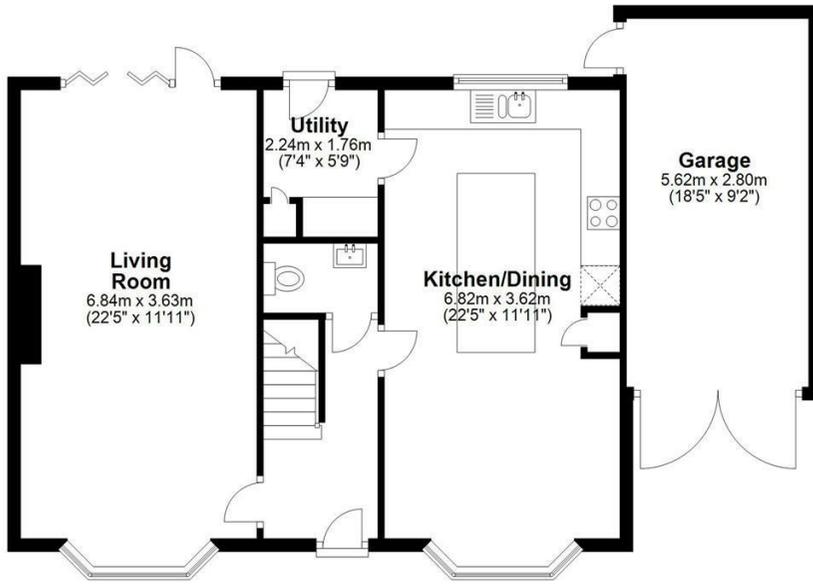
The property is served by gas fired central heating, mains electric, water and drainage connected.

### Particulars & Photographs

The particulars were written and the photographs taken in July 2022.

## 7 Thorney Meadows Spennithorne

Total area: approx. 142.9 sq. metres (1538.4 sq. feet)



Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for GSC Grays by Vue3sixty Ltd

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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