



THE OLD POLICE HOUSE
Thornton Le Moor, Northallerton

THE OLD POLICE HOUSE

Northallerton, DL7 9DT

A fantastic 4/5 bedroom family home in arguably one of the best positions in the popular village of Thornton le Moor. With gardens front and rear, and backing onto open fields with stunning views over open countryside.

ACCOMMODATION

Super detached family home
Perfect for families
Amazing views over open countryside
4/5 bedrooms
Three reception rooms
Delightful farmhouse style dining kitchen
Gardens front and rear
Easy access to Thirsk and Northallerton



GSC GRAYS

PROPERTY • ESTATES • LAND

15-17 High Street, Boroughbridge, York, YO51 9AW

01423 590500

boroughbridge@gscgrays.co.uk

GSCGRAYS.CO.UK



The Old Police House

An attractive modern detached family home in a glorious position overlooking open countryside to the rear. Currently offering 4/5 bedrooms and over 2,400sqft of accommodation, the property is extremely flexible in terms of the accommodation on offer, and has the potential for a teenage annexe in the delightful attic rooms. With central heating system and double glazing, the property would benefit from some cosmetic updating however has been well looked after by the current owners.





Situation and Amenities

Thirsk 6 miles, Northallerton 5 miles, Ripon 14 miles, York 29 miles, Harrogate 32 miles, Leeds 50 miles, (please note all distances are approximate). The property is situated within the attractive village of Thornton-le- Moor, which benefits from a range of countryside walks on the doorstep and is well located, only a few miles from South Otterington, a nearby village offering a local pub and village hall.

The nearby market towns of Northallerton and Thirsk offer a good range of amenities, including a wide variety of independent and national shops, several public houses, restaurants, GP practices and supermarkets. The towns also have various schooling options at nursery, primary and secondary levels, as well as private education facilities available in the area, notably Queen Mary's School, Queen Ethelburga's College, Aysgarth and Ripon Grammar School. The property is ideally located with great access links to both the A1 (M) and A19 for commuting across the region and mainline railway stations at Northallerton and Thirsk.



Outside

Externally, to the rear there is a large west facing garden with fantastic views over open farmland. The garden is mostly laid to lawn with a raised patio area and a large decked sun terrace. There is a gravelled seating area and a garden shed. To the front of the property is a garden laid to lawn with shrub borders and an outside tap.

Local Authority and Council Tax Band

North Yorkshire Council. Band F.

Services and Other Information

Mains water, electricity and drainage. Oil fired central heating.

Particulars and Photography

The photographs were taken and particulars prepared in May 2023.

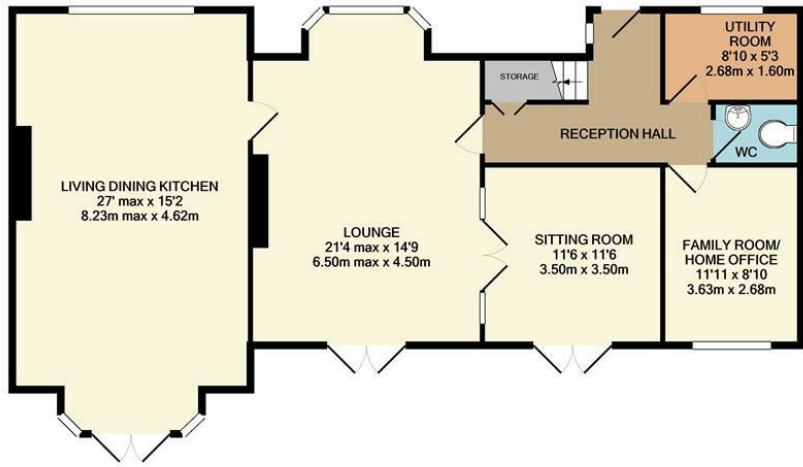
Viewings

By appointment only with GSC Grays: 01423 590500.

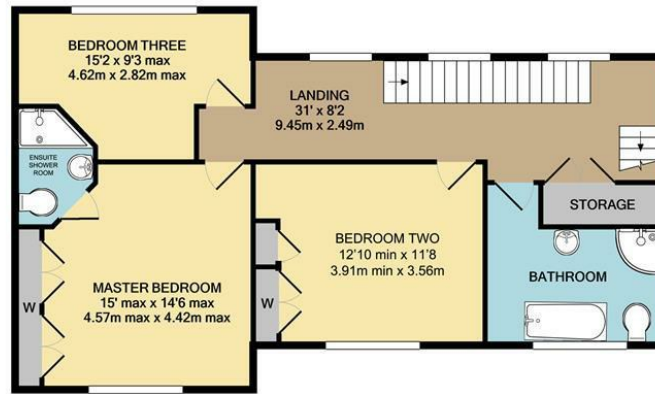
Disclaimer Notice

GSC Grays gives notice that:

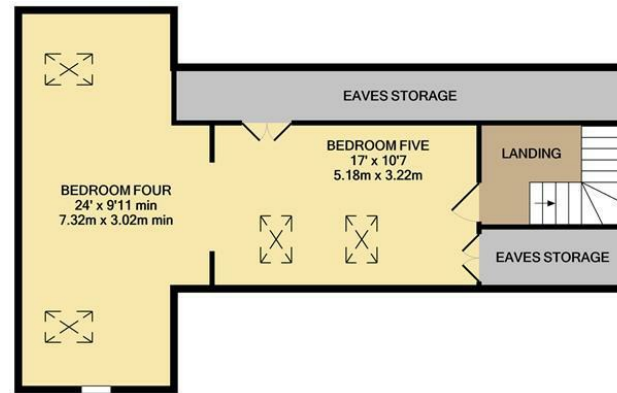
1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.



GROUND FLOOR
APPROX. FLOOR
AREA 1082 SQ.FT.
(100.5 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 849 SQ.FT.
(78.8 SQ.M.)



SECOND FLOOR
APPROX. FLOOR
AREA 647 SQ.FT.
(60.1 SQ.M.)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	75	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



TOTAL APPROX. FLOOR AREA 2578 SQ.FT. (239.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

