



SCHOOL FARMHOUSE  
Nether Silton, Thirsk



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# SCHOOL FARMHOUSE

Thirsk, YO7 2JZ

A traditional detached farmhouse positioned centrally within the village of Nether Silton, with amazing views to the rear and large garden and extensive off street parking.

## ACCOMMODATION

Beautifully presented three bedroom property with a contemporary feel  
Recently refurbished  
Potential to extend into adjoining outbuilding subject to planning permission  
Fabulous garden perfect for children  
Extensive off street parking  
Far reaching views



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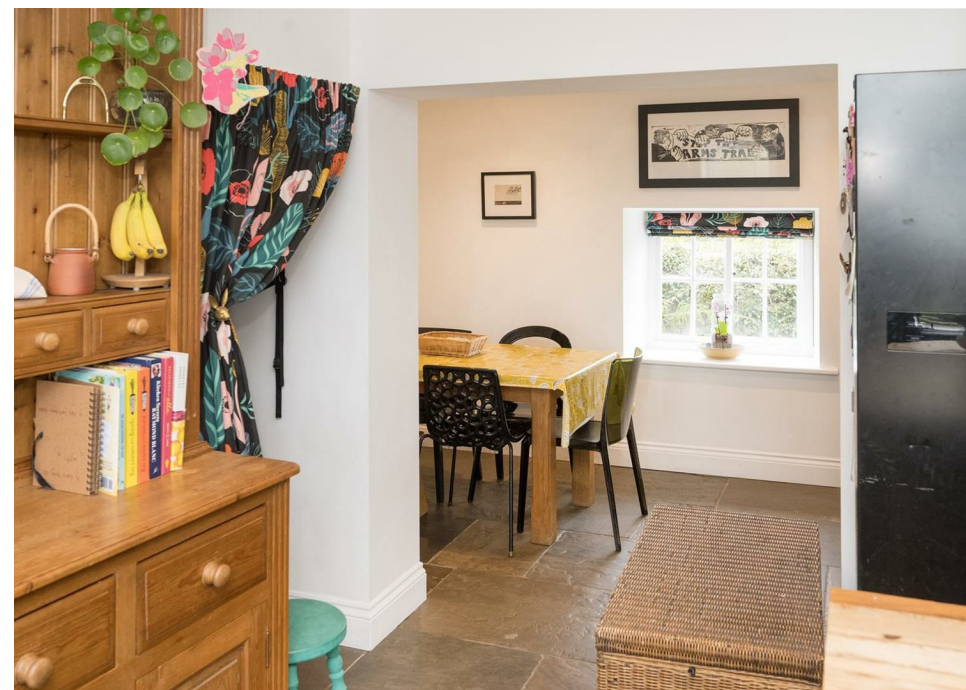
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## Situation and Amenities

Nether Silton is an unspoilt, picture postcard village positioned on the edge of the North Yorkshire Moors National Park. The village is conveniently located with easy access to the A19 and motorway network beyond. Railway stations at Thirsk and Northallerton give direct access to London Kings Cross, Manchester and Edinburgh.

The rural setting is a rarity with the accessibility that the village affords. Situated near the market towns of Thirsk and Northallerton that offer a wide variety of amenities from independent eateries and boutiques, recreational, medical and sports facilities, primary and secondary schools. The village itself has a pub, church, cricket pitch and playground. Local school buses pass through the village and independent school bus routes run locally. Silton Forest offers endless opportunities for picturesque walking, mountain biking, and horse riding. The hacking is superb and there are many miles of beautiful, off-road routes to enjoy up into the North York Moors and along the nearby Cleveland Way.







## School Farmhouse

School Farm is a fabulous, Yorkshire sandstone home that has recently been lovingly modernised throughout. Grade II listed the house has planning permission in place offering further potential to extend into the adjacent buildings. Ideal for families, the home offers well proportioned accommodation that has been sympathetically updated taking on board the original fabric of the home. Modern additions such as the smart boiler and refitted kitchen and bathrooms blend seamlessly with the exposed stonework, and historic features of the original house.

Currently offering three bedrooms, the house briefly comprises an entrance door leading to the main sitting room with exposed wall and log burning stove, there is a further reception room currently used as a playroom, an open plan dining kitchen room, refitted shower room and a cloakroom. To the first floor is the principal bedroom suite with bedroom leading to the under eaves storage/office area and separate wash room with w/c. There are two further double bedrooms and the delightful refitted house bathroom. All bedrooms boast beautiful views over open countryside.

The vendors have combined low carbon heating solutions with upgraded insulation throughout the home meaning the house, although listed, is energy efficient.

To the outside the property is a pretty, well planted gated garden to the front, a large, delightful lawn garden and terrace to the rear, gravelled off street parking for a number of vehicles, EV Charging point, two stone storage sheds, and two large barns (with planning permission to convert into living accommodation). Beyond the parking are grazing paddocks and amazing views to the Hambleton Hills beyond.

## Local Authority and Council Tax Band

North Yorkshire Council. Band E.

## Services and other information

Mains water, electricity and drainage. Electric central heating system.

## Particulars and Photographs

The particulars were prepared and photographs taken in April 2023.

## Viewings

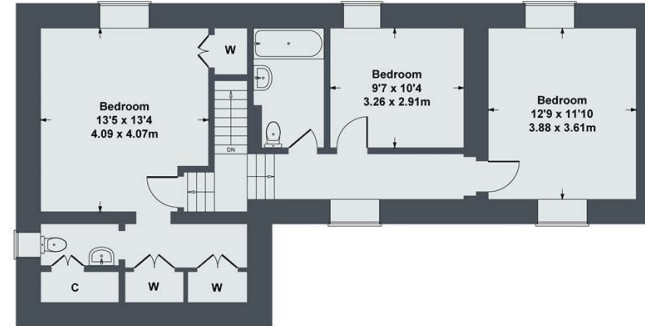
By appointment only with GSC Grays - 01423 590500

## School Farm

Approximate Gross Internal Area  
2379 sq ft - 221 sq m



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.

Produced by Potterplans Ltd. 2023



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