



1 THORNTON MANOR COTTAGES, THORNTON BRIDGE
Helperby, York



1 THORNTON MANOR

York, YO61 2RH

This property has all the elements of a 'Grand Designs' home. The pretty exterior of the cottage belies the fantastic interior which cleverly combines individual design aspects, including its own tree, with the traditional elements and décor of a property this age. It certainly has the wow factor both inside and out.

ACCOMMODATION

Fantastic extended cottage

Grand designs interior with 'tree staircase'

Three bedrooms

Three reception rooms

Beautifully presented throughout

Stunning landscaped garden backing onto open fields

Parking for numerous vehicles

Views over open countryside



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Situation and Amenities

The property is situated a short drive from Helperby, a pretty historical village located equidistant between Boroughbridge and Easingwold. A diverse village with a range of local amenities including butchers, public houses/restaurants and a visiting takeaway service and weekly, pop-up artisan bakery. There is a real community feel to the village with a popular primary school, regular sports fixtures on the games field and a modern village hall offering a variety of activities for all age groups.

Preschool wraparound care and a much-loved primary school are available in nearby Brafferton. Private schooling for boys and girls up to age 16 is available at Cundall Manor school which is 5 minutes away. Secondary state schools are in Easingwold and Boroughbridge.

The beautiful city of York is accessible via road and a nearby Park & Ride and the motorway network via the A1 is only a 10 minute drive. A wider array of amenities can be found in the bustling town of Boroughbridge which is around 10 minutes by car.







Description

Words cannot fully describe this property. The vendors have been both brave and inspirational in their interior design and improvements of this property and it needs to be seen in person to be appreciated. The property has been skilfully extended with the exterior retaining the original character of the cottage and yet it is evident from the moment that you enter the home that things have been done differently. One of the outstanding features is the stunning oak tree that has been made an intrinsic part of the bespoke, wrought iron staircase and this blends beautifully with the sympathetic décor throughout the rest of the property. With solid fuel central heating and heritage-style double glazing, the property briefly comprises:

To the ground floor:-

Entrance porch with windows to two sides, sitting room with feature fireplace with inset wood burning stove which provides the heating and hot water for the property, slate hearth, traditional storage and shelving to either side of the fireplace. Open plan living-dining-kitchen with cosy living area and exposed brickwork fireplace with wood burning stove through to kitchen with free-standing units. A number of units were handmade with timbers from the original property and are combined with practical stainless steel and vintage pieces. Velux roof lights, window overlooking the beautiful garden, and rear entrance door. Office/playroom/bed 4 to the front, reception hall with handmade wrought iron staircase, with spectacular oak tree as the focal point which was sourced locally and lovingly sanded and oiled by the current owners, cloakroom/w.c.

To the first floor:-

The wrought iron staircase leads to the landing which has been designed creating space and light. The principal bedroom is to the front and has two windows offering views over open countryside and the river beyond. Two further bedrooms both have built in wardrobes and the large house bathroom has been designed sympathetically for the age of the property.

Outside

To the front of the property is a garden laid to lawn with hedge borders and path leading to the front door. To the side is a gravelled off-street parking area for a number of vehicles. Beyond this is a timber fence and a pedestrian access gate leads to the rear garden. This is an area where the owners have created something very special. A beautiful garden with clever planting, sunken seating area where an evening drink can be enjoyed whilst overlooking the open countryside. A paved patio is positioned to the rear of the kitchen and is perfect for alfresco dining. There are also two good sized garden stores and a timber log store.

Local Authority and Council Tax Band

North Yorkshire Band B

Services and Other Information

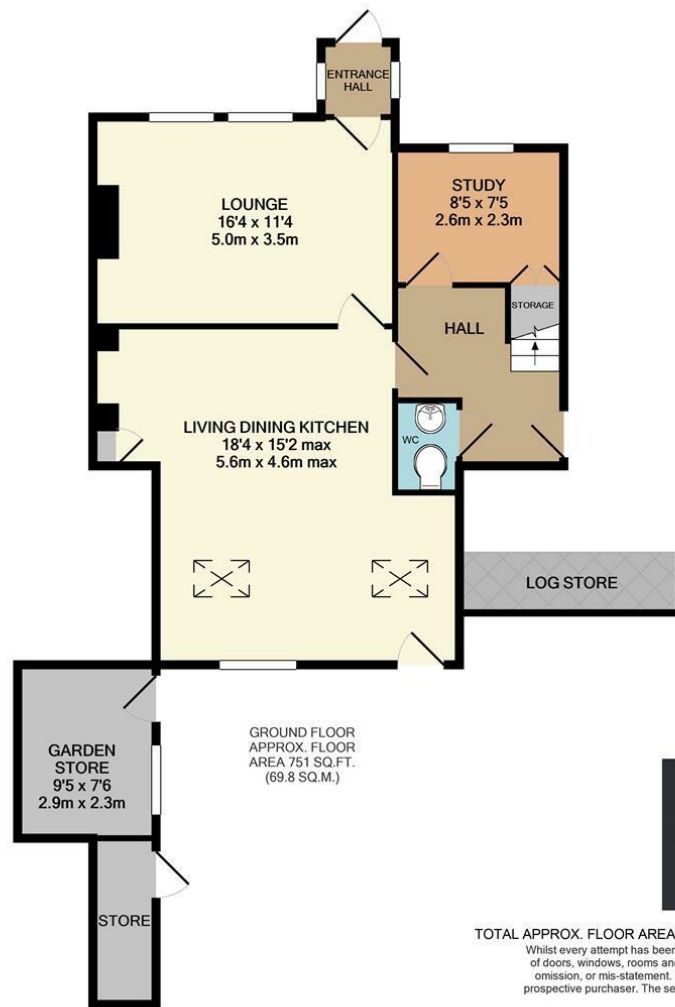
Mains electricity, water and drainage, solid fuel central heating

Particulars and Photographs

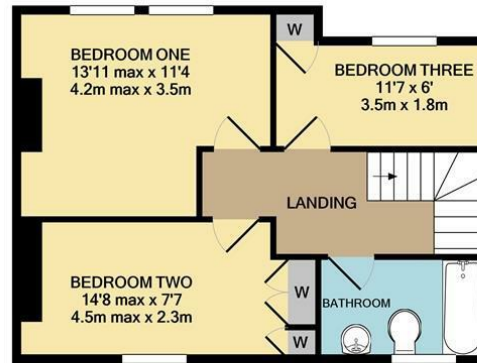
The particulars were produced and photographs taken in September 2023

Viewings

Strictly by appointment with GSC Grays 01423 590500



GROUND FLOOR
APPROX. FLOOR
AREA 751 SQ.FT.
(69.8 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 454 SQ.FT.
(42.2 SQ.M.)



TOTAL APPROX. FLOOR AREA 1205 SQ.FT. (112.0 SQ.M.) INCLUDING GARDEN STORE & STORE

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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