



6 BAYNES DRIVE  
Dishforth, Thirsk



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# 6 BAYNES DRIVE

Thirsk, YO7 3GA

A superb executive- style, 5 bedroom, family home on arguably one of the best positions on this exclusive development with open views to the rear beyond the fantastic south-west facing garden.

## ACCOMMODATION

Executive style home

5 bedrooms

Generous sized lounge

Balcony with far reaching views to the front

South-west facing, large garden bordering open fields

Popular village location

Easy access to A1 and nearby towns

Well proportioned rooms with high ceilings



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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## 6 Baynes Drive

A superb executive family home on arguably one of the best positions on this exclusive development, with open views to the rear beyond the fantastic south-west facing garden. The property has been well maintained and updated with additions including a bespoke storage and media area in the living-dining-kitchen, a room which is the hub of the home. There is another fabulous feature in the generous formal lounge which is the Dru Eco Wave gas fire which can be controlled via a mobile phone. The patio area at the rear creates a space perfect for alfresco dining and the family have enjoyed large gatherings here. The accommodation is extremely flexible, and the current owners utilise one of the five bedrooms as an office, perfect for those who work from home.

Briefly comprising to the ground floor: Double height reception hall with cathedral style glazing to the front, cloakroom, w.c, lounge with stunning fireplace, open plan living-dining-kitchen with patio doors to the rear garden and patio, fabulous range of integrated appliances including 3 ovens, wine cooler and an array of built-in storage. Off the kitchen is a useful utility room. To the first floor: A large galleried landing leads to the principal suite with full width balcony where the current owners sit on a summer's evening enjoying a glass of wine whilst taking in the views. There is an excellent en-suite with vanity unit and powerful rainfall shower, and this is mirrored in the second bedroom. There are three further bedrooms and the well-appointed house bathroom.





### The appeal of our home - the vendors' insight

The balcony was an unexpected gem, coffee on the balcony in the morning sun is a personal indulgence but star gazing on the balcony with the children when they can't sleep will be a treasured memory. We cherish the morning light in the hall and the flexibility and warmth of the kitchen and living area where we spend most of our time. Looking out from the front of the house, we are not overlooked and can see the White Horse and North Yorkshire hills in the distance and from the rear, we look over open fields. This makes it feel so open and connected to nature.

### Situation and Amenities

Dishforth is a superb rural village with a strong community spirit and great connections to local towns and cities. The village is well maintained, with low traffic levels and a delightful double avenue of blossom trees in spring. Its easy access to the A1 and Thirsk train station mean that the village is perfect for commuters and the close proximity to the local towns of Boroughbridge, Ripon and Thirsk mean that prospective purchasers can take advantage of the many and varied amenities in these locations. There is a super village primary school and the secondary schools in Thirsk, Ripon and Boroughbridge are serviced with buses from the centre of the village. Numerous activities such as coffee mornings and fitness classes and an annual music festival take place in the village.



## Outside

To the front the property is approached by a double width, block paved drive providing parking for at least 4 vehicles. This leads to the double garage with electronic door and window. To the rear of the property is the outstanding garden that looks onto the fields beyond. The house benefits from a large patio and a raised lawn that is complemented with a variety of shrubs and trees. The garden is a delightful space for families and enjoys the evening sun due to its south westerly aspect.

## Local Authority and Council Tax Band

North Yorkshire Council Band G

## Services and Other Information

The property has all mains services and fibre high speed internet.

## Particulars and Photographs

The particulars were written and photographs taken April 2024

## Viewings

By arrangement with GSC Grays 01423 590500

## What3Words

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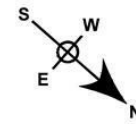
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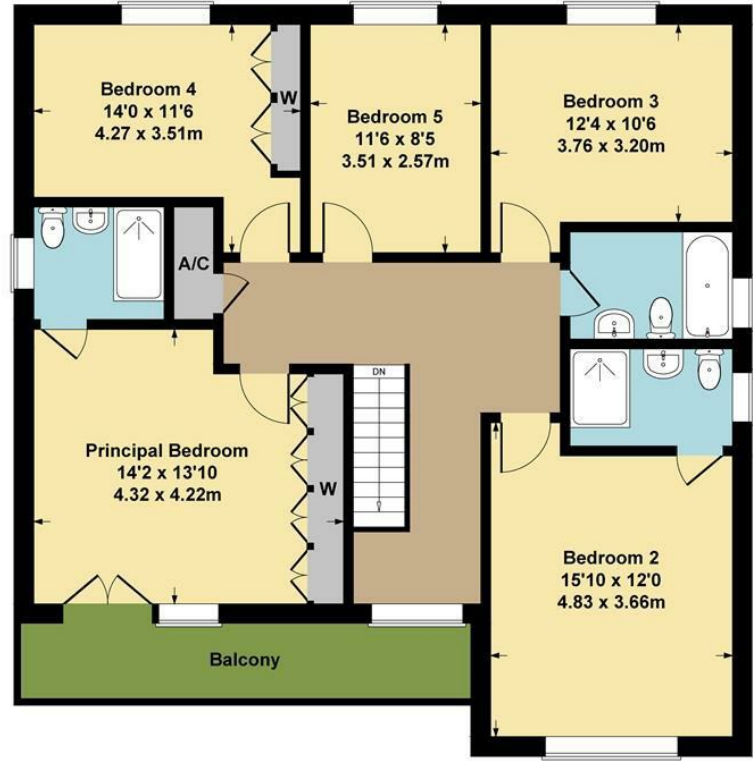
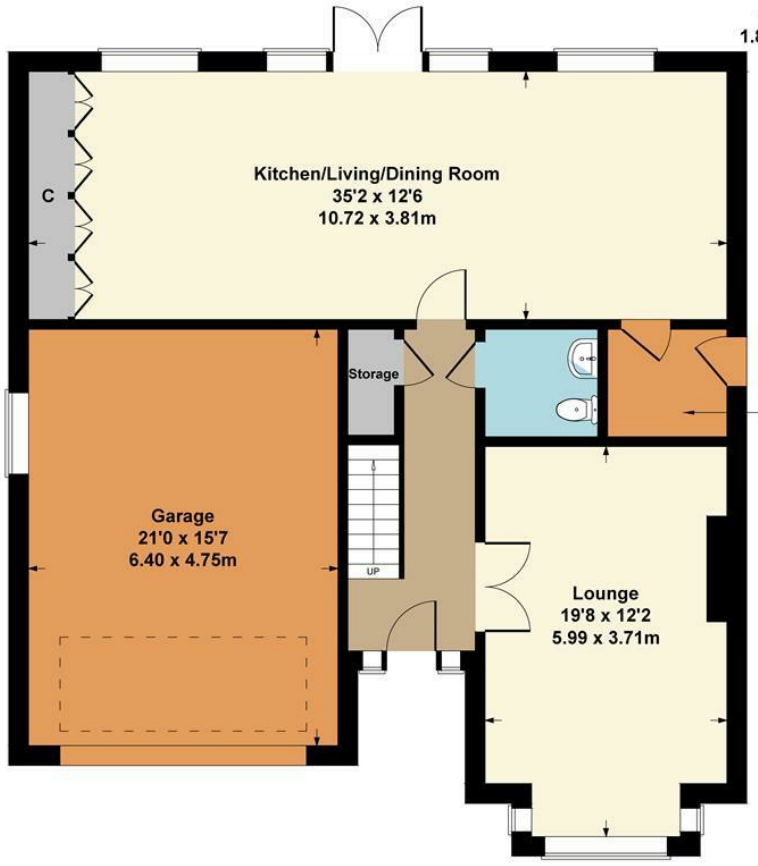
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4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that 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.

# 6 Baynes Drive

Approximate Gross Internal Area  
2312 sq ft - 215 sq m



Utility  
6'0 x 5'5  
1.83 x 1.65m



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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>86</b>	<b>92</b>
(81-91) <b>B</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	

