

# PEAR TREE HOUSE, BRAMPER LANE

Thrintoft, Northallerton



**GSC GRAYS**

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# PEAR TREE HOUSE BRAMPER LANE

Northallerton, North Yorkshire, DL7 0AF

Pear Tree House is a luxurious new build home, finished to exceptional standards and thoughtfully designed to offer flexible and impressive accommodation.

The property boasts large, open-plan and well-lit reception rooms with views over open countryside and space that is perfect for modern living and entertaining.

Additional land, adjacent to the garden, may be available by separate negotiation.



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## Situation and Amenities

The small yet thriving village of Thrintoft, situated approximately 3 miles west of the market town of Northallerton, is steeped in history and surrounded by beautiful countryside.

Northallerton has many excellent facilities including local and artisan shops, a twice-weekly outdoor market on a Wednesday and Saturday, filling stations, several national supermarkets, two doctors' surgeries, The Friarage hospital and dentists, as well as primary and secondary schools and a sixth form college. There are also several restaurants, cafes, pubs and bars.

Various independent schools are also within striking distance, including Aysgarth Preparatory School, Queen Mary's School for Girls at Thirsk, Ampleforth, Sedbergh and other excellent independent schools in Harrogate and York.





## Accommodation

The main entrance brings you into a wonderful, open-plan living room with a large windows overlooking the views. Double doors open out to the gardens, perfect in summer, whilst the large central fireplace creates a cosy atmosphere for family evenings spent indoors.

The fully fitted, modern kitchen will surely become the hub of the home and has a central island, breakfast bar, quality soft-close units and granite work surfaces along with high-quality appliances including a dishwasher, fridge and freezer, twin ovens and an induction hob. There is plenty of room for a table and relaxing spaces, with double doors opening up to the garden and offering views of the fields beyond. The adjacent utility room means all the essentials are kept neatly out of the way.

The additional reception room could easily be used as office space if desired. With a shower room and w.c. next door, this room could also be used as a ground floor bedroom, perfect for guests.

The ground floor benefits from under-floor heating powered by air source heating, enabling comfortable year-round temperatures.



A beautiful, engineered oak staircase leads up to the first floor, with a picture window on the half landing to enjoy the view. The galleried landing overlooks the entrance area whilst the large windows to the rear allow sunlight to flow through.

Three further double bedrooms are positioned off the landing, including the principal bedroom which benefits from an en suite and lovely views. The house bathroom complements the two further double bedrooms and feels like the perfect spot to relax in luxury.

#### Externally

Approached with plenty of space off the village road, the five-bar gate opens up to the gravelled drive and really creates a feeling of coming home. The builder has thought of everything as electricity is close by should you wish for an electric gate in the future. The large, gravelled stone driveway provides parking for multiple vehicles and there is a wall-mounted electric vehicle charger.

The property sits centrally in a good-sized plot with wraparound lawned gardens, hedged borders and enclosed fencing designed to enjoy the open aspect to the rear and side. Outside lighting surrounds the house and outdoor electrics offer further convenience.

Additional land, adjacent to the garden, may be available by separate negotiation.

#### Insight

The location offers peaceful village life and privacy with wonderful accessibility to Northallerton and regional transport links. The modern air source heating system keeps you futureproofed whilst the high-quality fixtures throughout and external planting allow you to simply move in and embrace life here without any major works for years to come.

#### Tenure

The property is freehold and will be offered with vacant possession on completion.

#### Viewings

Strictly by appointment with GSC Grays. Telephone: 01748 829 217.

#### Local Authority

North Yorkshire Council.

#### Services

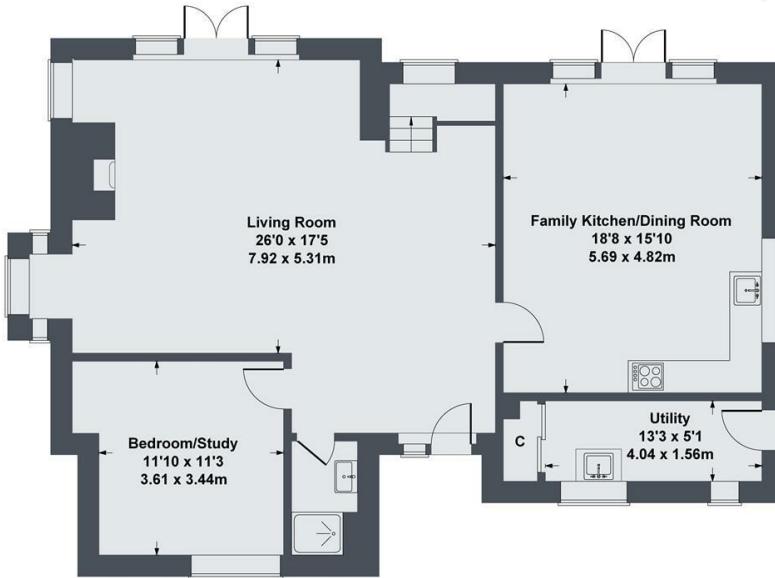
Mains electricity, under-floor heating to the ground floor, radiators on the first floor powered by the air source heat pump. Mains water, mains drainage. Telecom cable is laid to the front of the boundary but not connected to property and internet is via pre-fitted Starlink satellite system for the new owner to connect to subject to Starlink subscription.

#### Wayleaves and Covenants

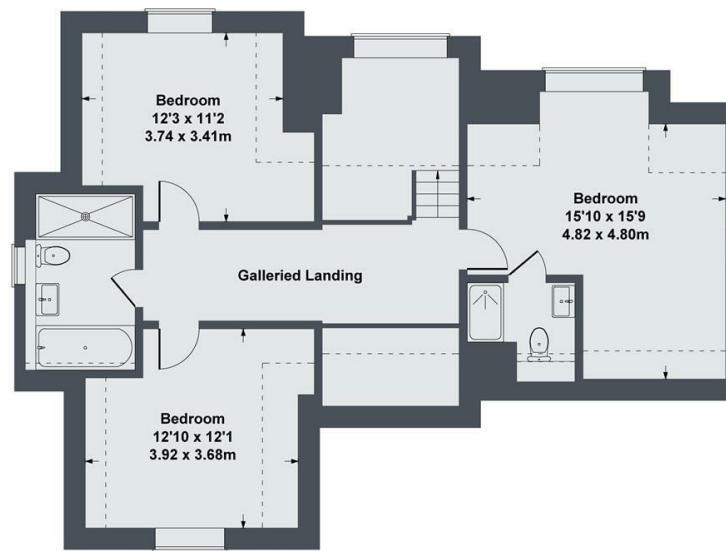
Pear Tree House is sold subject to and with the benefit of all existing rights, including rights of way, light, drainage, water and electricity and all other rights and obligations, easements and all wayleaves or covenants whether disclosed or not.

## Pear Tree House, Thrintoft DL7 0AF

Approximate Gross Internal Area  
2013 sq ft - 187 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.

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