



THE WILLOWS 9 DOVECOTE MEWS
Topcliffe, Thirsk

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Topcliffe, Thirsk, YO7 3RQ

A most deceptive and Tardis-like 3/4 bedroom detached house which has undergone a fantastic refurbishment and extension creating individual accommodation in the centre of the popular village of Topcliffe.

ACCOMMODATION

Detached family home
Extended to create deceptively spacious accommodation
Three first floor bedrooms and one ground floor
Superb modern dining kitchen with pitched ceiling
Large sitting room and sunroom
Enclosed lawn garden to the rear



GSC GRAYS

PROPERTY • ESTATES • LAND

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

01423 590500

boroughbridge@gscgrays.co.uk

GSCGRAYS.CO.UK



The Willows

9 Dovecote Mews has been a much loved family home that the current owners have skilfully extended and enhanced during their tenure. The creation of the stunning dining kitchen with pitched ceiling adds a superb element to the home allowing it to flow into the living space. This gives a lovely open plan feel to the ground floor and ensures its a great space for entertaining and families alike. With delightful enclosed garden to the rear, the property briefly comprises:

Entrance hall, cloakroom/w.c, study/bedroom 4, large sitting room with wood burning stove and doors leading to the garden room. Steps off the sitting room lead to the aforementioned dining kitchen. A delightful space with modern kitchen, pitched ceilings and access to the rear garden.

To the first floor are three bedrooms, the delightful house bathroom and the master bedroom with built in storage.

Outside

To the front of the property is a driveway offering off street parking. The rear garden is perfect for families. South facing with patio area, lawn and mature tree/shrubs.

The Appeal of our Home -The Owners Insight

The Willows has been the perfect place to begin our family's journey. From the moment we moved in, we quickly realised we hadn't just found a beautiful home - we had also found wonderful neighbours who have become cherished friends. Together we've shared countless happy memories, making this a truly special place to live. We hope the next owners will enjoy The Willows and this welcoming community just as much as we have.





Situation and Amenities

Topcliffe is an accessible village with a wide range of amenities including a post office with village store, two pubs, a doctors surgery, a church, a village hall, the well-renowned Crab & Lobster Restaurant and Crab Manor and the recently refurbished Angel Inn.

The charming town of Thirsk offers further shops and supermarkets, a variety of restaurants, pubs and cafés and a bustling market square. The area is well served by schools for children of all ages. Topcliffe has a primary school, while independent schooling is available at Queen Mary's School, Cundall Manor, Aysgarth and Ripon Grammar School.

The area is well connected by road, with the A61 providing easy access to the A1, while Thirsk's mainline station, six miles away, provides services towards York and onwards to London Kings Cross, in under 2.5 hours.

There are many walks in the surrounding area, along the River Swale as well as in the Yorkshire Dales and North Yorkshire Moors, both within easy reach.

Services and Other information

All mains services are connected to the property

Local Authority and Council Tax Band

Hambleton District Council

Council Tax Band D



EPC

Rating D

Fixtures and Fittings

Unless specifically mentioned within these sale particulars, only fitted carpets are included in the sale. All objects of statuary, chattels, furniture, furnishings, wall hangings, display cases, light fittings and garden ornaments are specifically excluded from the sale although some items may be available by separate negotiation.

Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way, public and private whether specifically mentioned or not.

Viewings

Strictly by appointment with GSC Grays - t: 01423 590500

What3Words

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Disclaimer

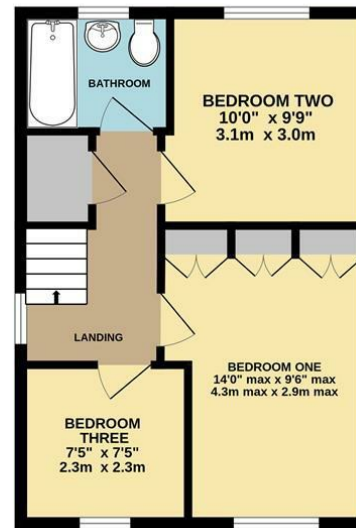
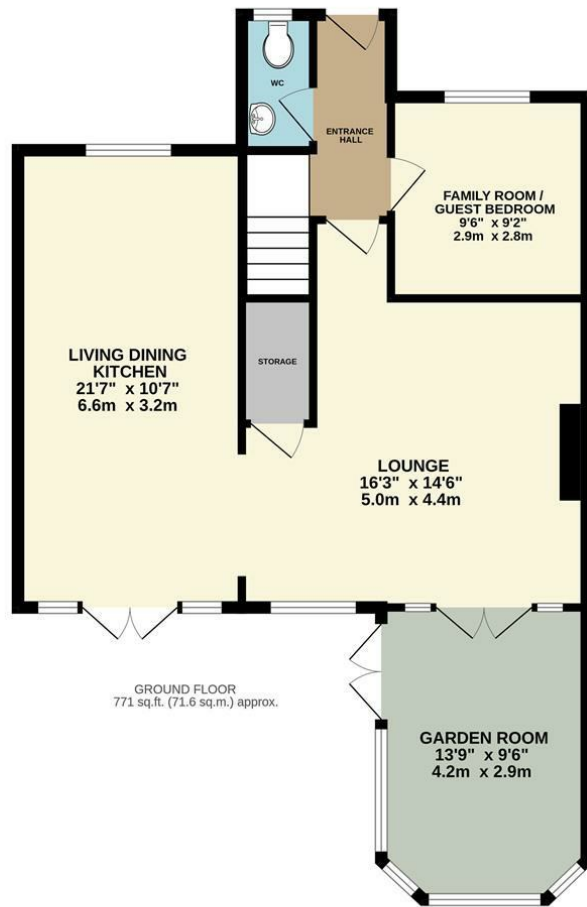
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6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars and photographs

Particulars written - July 2026

Photographs taken - July 2026



TOTAL FLOOR AREA : 1162 sq.ft. (108.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 71 | 76 |
| (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 | |



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