



PLUM TREE HOUSE FRONT STREET

Topcliffe, Thirsk, YO7 3RJ



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PLUM TREE HOUSE FRONT

Topcliffe, Thirsk, YO7 3RJ

A superb family property, beautifully maintained, offering four bedrooms and positioned centrally in the popular village of Topcliffe.

Beautiful Family Home

Four bedrooms

Three bathrooms

Three reception rooms

Large open plan dining kitchen

Wrap round gardens

Immaculate throughout

Attached double garage



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Plum Tree House

Plum Tree House is a super family home that has been much loved by the current owners for over 20 years. The property has been updated, enhanced and redecorated numerous times and offers immaculate accommodation in genuine turn key condition. Offering nearly 2,200 sqft of accommodation, the home is positioned centrally in the popular village of Topcliffe and therefore accessible for commuters and perfect for families wanting to be part of a delightful community which has a huge range of amenities.

The property briefly comprises:

To the ground floor: reception hall, lounge, garden room, study, fantastic dining kitchen, utility room and integral double garage.

To the first floor: Master bedroom with ensuite shower room, guest bedroom two with dressing area and built in wardrobes and ensuite shower room, two further double bedrooms and house bathroom.

Outside

The property is approached through a private gated entrance which leads to two further properties. There is off street parking for a number of vehicles to the front of the integral double garage. There is a lawn to the front and a path leads around the side of the property to the rear lawned garden. The garden has hedge boundaries and offers a high degree of privacy and is perfect for families.

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, and state secondary schools can be found in Thirsk with the Thirsk High School and Sixth Form College and the highly regarded Ripon Grammar School and Outwood Academy in Ripon, while independent schooling is available at Queen Mary's School, Cundall Manor and Aysgarth.

The area is well connected by road, with the A61 providing easy access to the A1. Thirsk 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.

The Appeal of our Home - The Owners Insight

Plum Tree House has been the perfect family home for us over the past 20 years, and we feel incredibly fortunate to have had the opportunity to live here to raise our three children. It has provided everything we could have wished for: an excellent primary school and wonderful local secondary schools as the children grew, to two fabulous village pubs and an exceptional doctor's surgery. Just as importantly, we have loved being part of such a warm and welcoming community, getting involved in village life through summer fairs, an active church community holding Lent lunches and pancake parties in the village hall, regular quiz nights and many other social occasions.

The location has also been incredibly convenient for our family with the market towns of Thirsk and Ripon being within a 10-minute drive. It has made commuting to Leeds, London and Sunderland for work straightforward, while giving us easy access to the beautiful North York Moors, Yorkshire Dales and the wonderful countryside that surrounds us. Sutton Bank, Fountains Abbey and Kilburn Woods have been favourite places for walking, while we have enjoyed countless happy days exploring Brimham Rocks, Helmsley and Masham, as well as the many wonderful places right on our doorstep.

In truth, Plum Tree House will be rather difficult to leave because it has simply worked so well for us as a family. The house itself has been perfectly suited to the life we have enjoyed here, giving us space to grow as a family and to welcome friends and relatives to stay. We have made so many happy memories here, and it will be very special to see another family begin making their own memories at Plum Tree House.

Services and Other Information

All mains services connected to the property

Local Authority & Council Tax Band

Hambleton District Council

Council Tax Band F

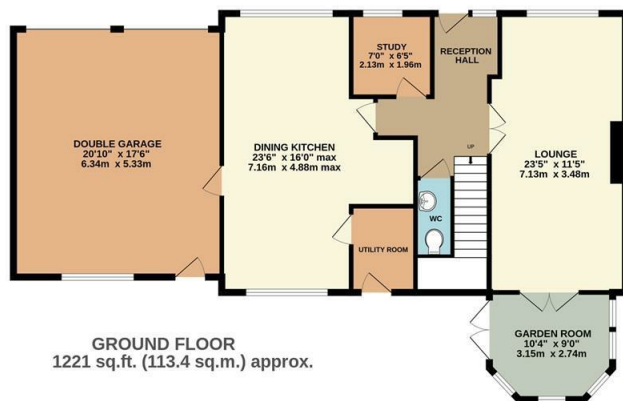
EPC

EPC Rate C

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.

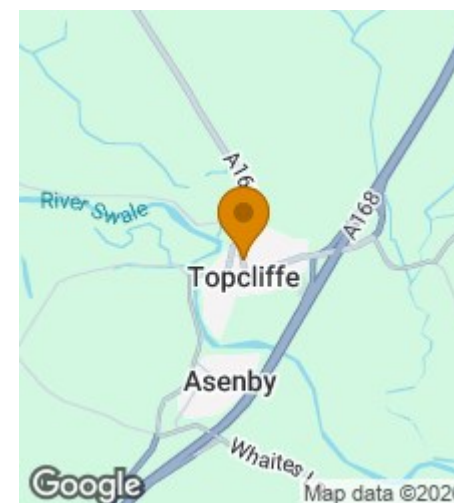




TOTAL APPROX. FLOOR AREA INCLUDING GARAGE 2196 SQ.FT. (204.0 SQ.M.)

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