

Carlton Husthwaite, Thirsk, York

£995,000

Stephensons
estate agents & chartered surveyors

Carlton Husthwaite, Thirsk YO7 2BW

Est. 1871

£995,000

Discreetly positioned on the rural fringes of a fabulous village only 16 miles north of York and 6 miles south of Thirsk, this beautiful 5 bedroom barn conversion, with origins dating back to the mid 1700's, stands set within 1.65 acres in total and includes 2,838 sq ft of characterful living space, extensive parking, double garaging, 2 stables and a 1.33 acre paddock.

A useful entrance porch opens into a magnificent reception hall with exposed beams, oak flooring, elegant staircase and a stripped pine period door leading through into a spacious sitting room with further exposed beams, impressive full width red brick fireplace, wood burning stove and double doors opening out into the secluded rear garden.

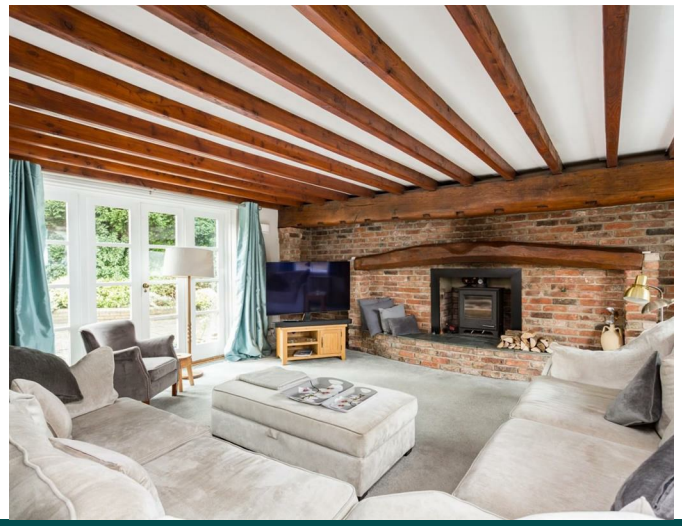
An inner hallway with stripped pine period door leads off into a generous ground floor double bedroom (or 4th reception room) with an adjoining stylish shower room, formal dining room and a charming snug with exposed beams, open fireplace and further access out into the rear garden.

The wonderful dining kitchen boasts a 12'2" (3.71m) high vaulted ceiling with 4 skylights and was upgraded along with the utility room in 2024 to feature an extensive range of contemporary base and wall storage cupboards, complemented by quartz worktops, a quartz topped central island with dining bar, range cooker space and a integrated appliances to include a dishwasher, fridge and freezer.

The rear lobby off the kitchen features a stable style door opening out into a south facing courtyard and doors leading off into the utility room and a separate cloakroom/wc.

The first floor landing leads off into 4 good sized bedrooms (2 with high vaulted ceilings and 1 with views towards the White Horse) and a family







Tenure: Freehold
Services/Utilities: Electricity, Water and Sewerage are understood to be connected
Broadband: Up to 1600 Mbps* download speed
EPC Rating: E - 41
Council Tax: G - North Yorkshire Council
Current Planning Permission: No current valid planning permissions

*Download speeds vary by broadband providers so please check with them before purchasing.











bathroom with both a bath and separate walk-in shower.

Other internal features of note include double glazing and a mix of both electric radiators and an LPG fired central heating system.

Located on the rural fringes of the village, a shared driveway with Woodstock Lodge leads up to The Granary's own gated driveway and an expansive gravel parking area which also provides access into a versatile 826 sq ft outbuilding which is currently configured as a double garage, 2 stables and a hay store with rear access onto a bridle path.

The front garden is mainly laid to lawn and both the side and rear gardens enjoy a high degree of privacy and are predominantly paved with shrub borders.

The 1.33 acre paddock benefits from a water supply and is located directly opposite the entrance to The Granary's private driveway.

In total, and including the paddock, this property comes with 1.65 acres in total.

AGENTS NOTE
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Ground Floor - (Excluding Store)
GROSS INTERNAL FLOOR AREA
APPROX. 1918 SQ FT / 178.2 SQ M

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 920 SQ FT / 85.49 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2838 SQ FT / 263.69 SQ M - (Excluding Store and Barn)
All Measurements and fixtures including doors and windows are approximate
and should be independently verified.

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