

Main Street, Tholthorpe, York

£600,000

Stephensons
estate agents & chartered surveyors

Tholthorpe, York YO61 1SN

Est. 1871

£600,000

A characterful 4 bedroom detached 19th Century former farmhouse complete with an adjoining 1 bedroom annex and a versatile 880 sq ft outbuilding. Offering more than 2,800 sq ft of accommodation, this versatile property is ideal for multi-generational living or those seeking home-and-income potential with adaptable living spaces designed to suit a variety of lifestyles.

Nestled in a picturesque village just 5 miles from the charming Georgian market town of Easingwold and only 11 miles from both York and the Junction 48 of the A1(M), this property offers the perfect blend of peaceful rural living and excellent connectivity.

A welcoming reception hall with an elegant central staircase sets the tone on arrival at Beckside House, offering a wonderful sense of space and character from the outset.

Doors lead through to a generous sitting room centred around an open fire while a substantial home office provides an exceptional "work-from-home space" complete with fitted storage, extensive desktop space and double doors opening onto a delightful decked balcony overlooking the rear courtyard and garden.

At the heart of the home lies the truly impressive 26'4" (8.03m) long split-level dining kitchen and living room, a stunning sociable space designed for modern family living and entertaining alike. A magnificent floor-to-ceiling red brick fireplace with wood-burning stove creates a striking focal point, perfectly complementing the stylish contemporary kitchen fitted with quartz worktops, sleek cabinetry and integrated appliances to include a touch-control hob, eye-level oven and grill, microwave, dishwasher and fridge.

Leading from the kitchen, a step down reveals a cosy snug or boot room featuring a tiled floor, original fireplace and claokroom/wc, offering a versatile







Tenure: Freehold
Services/Utilities: Electricity, Water and Sewerage are understood to be connected
Broadband: Up to 76 Mbps* download speed
EPC Rating: House E - 43 & Annexe E - 44
Council Tax: E - North Yorkshire Council
Current Planning Permission: No current valid planning permissions

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











additional living space full of charm and character. The expansive ground floor accommodation continues further with a useful utility room and access to the superb self-contained annex.

Extending to approximately 540 sq ft (50 sq m), the relative or guest ready annex offers outstanding flexibility and comprises of a well-appointed kitchen, impressive 20'10" (6.35m) long living room, spacious double bedroom with fitted wardrobes and an en-suite shower room.

Other internal features of note include an oil fired central heating and double glazing throughout.

Externally, Beckside House continues to impress. A driveway to the side of the property leads into an attractive courtyard setting with generous parking, brick built car port, paved seating areas and a lawned rear garden.

Of particular note is the substantial 690 sq ft (64 sq m) red brick 3 door barn with mezzanine level, currently utilised as a workshop and storage space.

Offering enormous scope and endless possibilities, this exceptional building could be transformed into a spectacular party barn, creative studio, gym or further ancillary accommodation, subject to any necessary consents.

AGENTS NOTE
Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

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Beckside House, Tholthorpe, York, YO61 1SN



Ground Floor - (Excluding Outbuildings)
GROSS INTERNAL FLOOR AREA
APPROX. 1745 SQ FT / 162.08 SQ M

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 835 SQ FT / 77.59 SQ M

Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 227 SQ FT / 21.08 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2807 SQ FT / 260.75 SQ M - (Excluding Outbuildings)
All measurements and fixtures including doors and windows are approximate and should be independently verified.

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