



Thorncliff, Kirby Knowle, Thirsk, North Yorkshire

Thorncliff

Kirby Knowle

Thirsk

YO7 2JF

A truly exceptional four-bedroom detached family home close to Thirsk, with splendid private gardens, set in an elevated position to enjoy the panoramic countryside views.

Thirsk town centre 4.5 miles, Thirsk mainline station 6.0 miles (2 hours 14 minutes to London Kings Cross), Northallerton 8.7 miles, A1(M) (Jct 49) 12.0 miles, Yarm 19.5 miles, York 27.3 miles

Reception hall | Drawing room | Sitting room
Music room | Office | Dining area/kitchen
breakfast room | Utility | 4 Double en suite
bedrooms | Double garage | Gardens | EPC
rating C

The property

Thorncliff is a substantial property offering 3,000 sq. ft of attractive accommodation completely renovated and extended, and presented to a high standard throughout by the current owners to create a light and airy property, with clean neutral décor, high specification fittings and understated, contemporary styling. The main ground floor reception room is an impressive 27ft drawing room with a contemporary one metre inset log burner, set in a feature stone tiled wall, this room enjoys a southwest-facing aspect over beautiful countryside and opens via French doors onto the rear decked terrace. There is also a comfortable sitting room with a Swedish log burner and a music room, both with French doors to the garden/patio areas, also a large office for home working. The kitchen/breakfast room and dining area has a stunning bespoke kitchen, integrated appliances including a coffee machine and wine cooler, as well as a breakfast bar and ample space for a dining table. There is one double bedroom on the ground floor, which is ideal as guest accommodation, with its Jack

and Jill entrance to the ground floor shower room.

A beautiful curved, bespoke Italian staircase leads to three further generous double bedrooms, all of which are en suite. The dual aspect principal bedroom has luxury en suite bathroom with a freestanding bathtub, two carved round stone sinks with bespoke oak units, and a separate shower unit. Both the principal bedroom and the second bedroom have French doors opening onto the sunny rear balcony from which to enjoy the panoramic views. All the porcelain tiled areas of the property enjoy underfloor heating.

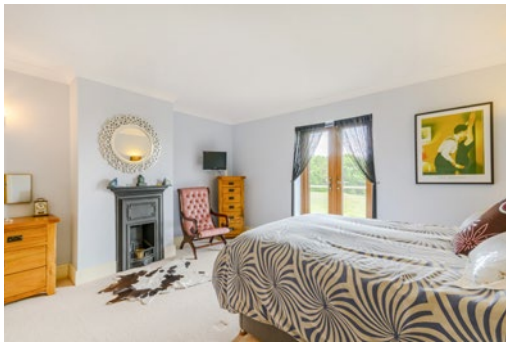
Outside

At the front of the property, gates open onto the driveway, which offers plenty of parking space and access to the double garage with a useful mezzanine level and a cantilever car port. The splendid private garden to the side and rear of the house is south and west-facing with panoramic views of rolling fields and woodland, designed by the award-winning garden designer Marco Schrang, features a Yorkshire stone patio and a raised area of timber decking, rolling lawns, well-stocked and maintained flowerbeds and a variety of shrubs and trees. There's also a pond and a stream running peacefully through the garden, while beyond the boundary lies the North Yorkshire Moors. No expense has been spared to create outstanding easy to maintain gardens and an excellent space to entertain.

Location

The cobbled marketplace of Thirsk still holds weekly markets and there are many independent shops. Leisure facilities include an art gallery, library and swimming pool, racecourse and there is a variety of pubs and restaurants. The market town of Northallerton, the spa town of Harrogate, historic city of York, and commercial centre of Teesside are all within easy commuting distance. The mainline railway stations at Thirsk, Northallerton offer direct rail services to London Kings Cross and Edinburgh. Regular domestic and international flights are available from Leeds/Bradford and Newcastle Airports.





Schooling

There are excellent state/independent primary and secondary schools in the area including the outstanding-rated primary, Knayton Church of England Academy. Also, the Aysgarth Prep School which is one of the leading boys prep schools in the country, Cundall Manor, Queen Mary's, Ripon Grammar School, Harrogate Ladies' College, Queen Ethelbuga's, Ampleforth College, St Peter's, Sedbergh and Yarm, all within striking distance of the property.

Directions

Leaving Thirsk, follow the A170/Sutton Road. Continue for a further three quarters of a mile, then turn left, following the sign for Felixkirk and Boltby. After two and a quarter mile, as the road sweeps to the right, turn left and after a mile and a half, the property will be on the left-hand side.

General

Local Authority: Hambleton District Council

Services: Mains electric and water, private drainage, oil central heating.

Council Tax: Band F

Tenure: Freehold

Offers Over: £1,000,000

Harrogate

9 Westgate House, Albert Street, Harrogate HG1 1JX

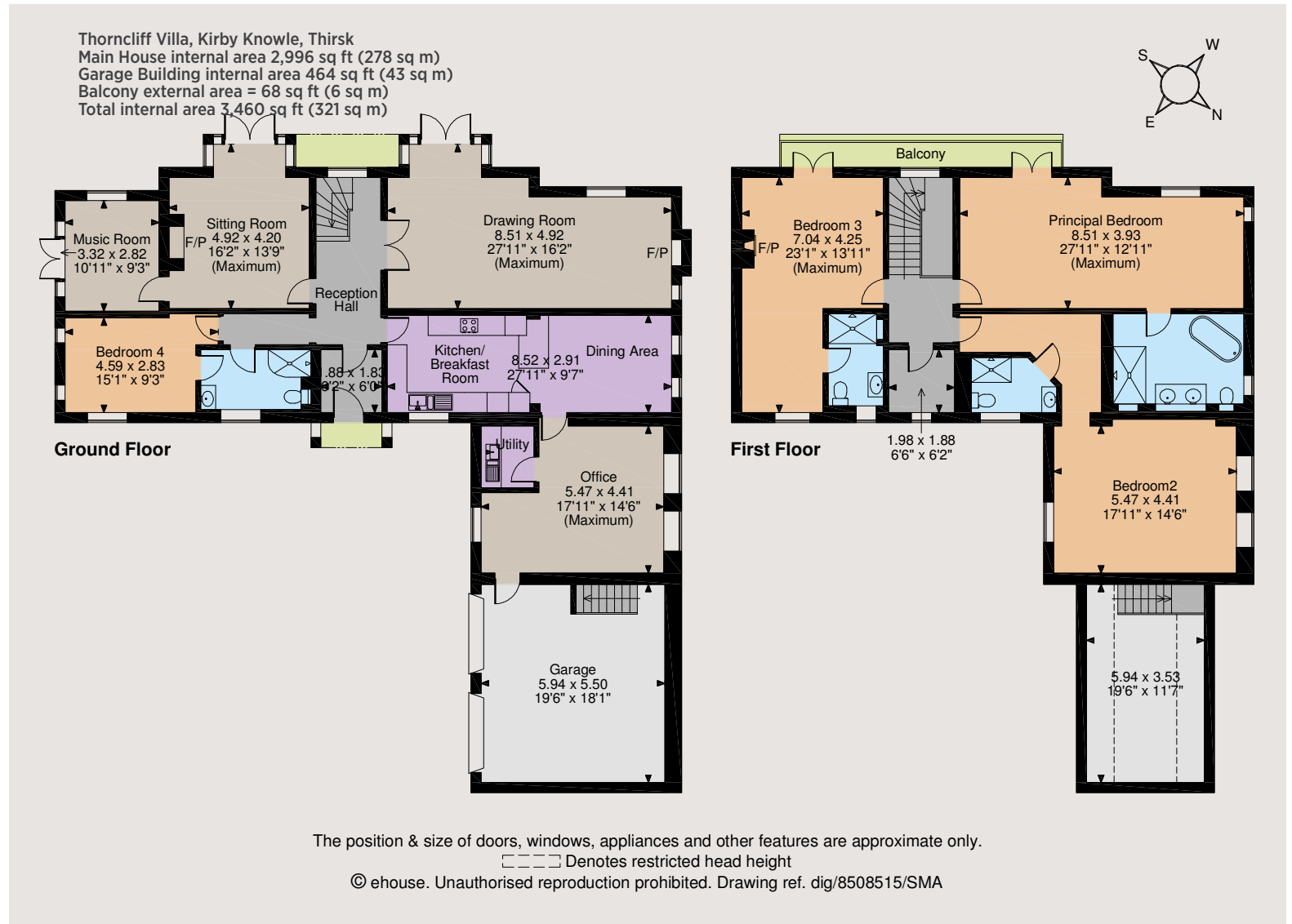
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