

NOVE



Orchard House and The Stables, Long Street, Topcliffe

Thirsk

Guide Price £815,000

Orchard House and The Stables, Long Street

Topcliffe, Thirsk

SUBSTANTIAL DETACHED PERIOD HOME AND SEPARATE STABLE CONVERSION, ALL SAT ON APPROXIMATELY A THIRD OF AN ACRE

A rare opportunity to purchase a large detached period house and separate detached stable conversion in the heart of the sought-after village of Topcliffe, brought to you by **Nove**. This unique property offers two garages, extensive gardens, and occupies approximately a third of an acre in total.

These two separate dwellings, offering seven bedrooms in total, situated within one boundary, are perfectly suited to families combining households, accommodating a dependent relative, or those seeking a property with holiday let potential. The substantial plot also offers scope for development or extension, with the possibility of splitting the properties, subject to the necessary consents and permissions. Together, the properties boast a combined square footage of approximately 3,000 square feet, providing extensive and versatile living space.

Location

Topcliffe is a highly desirable village, offering:

- Amenities such as a public house, church, village hall, and a post office/general store.
- Excellent transport links, with quick access to the A1(M) and A19 for commuters.
- Close proximity to Thirsk train station, which provides east coast mainline services to York and London.
- Easy access to the nearby market towns of Ripon and Thirsk.

Council Tax

Orchard House falls within **Council Tax Band F**.

The Stables falls within **Council Tax Band D**.





Hall

Entering through the main front door, the hall offers ample space to welcome visitors and provides access to the ground floor rooms.

Day Room/Snug

12' 4" x 14' 5" (3.75m x 4.40m)

Set off from the hall, is a spacious reception room with a working, open fire, large UPVC, double glazed windows to the front elevation, fitted with blinds

Dining Room

12' 0" x 14' 6" (3.66m x 4.42m)

This spacious dining room is situated to the front of the house, with a large, UPVC, Double Glazed window, fitted with blinds. A period fire place retains all of the character of this property, built around 1780.

Utility Room

15' 5" x 7' 1" (4.69m x 2.17m)

Set into a single storey extension to the original house, this spacious room offers plumbing for laundry as well as access to the rear, perfect for muddy feet and paws. There is a loft hatch to access the attic space over this room.

Study

14' 9" x 4' 6" (4.49m x 1.37m)

Off from the utility is an office space, ideal for those who work from home and a fantastic space to lock up and leave at the end of the day. With large, UPVC, double glazed windows for plenty of natural light, all fitted with blinds.

Living Room

16' 9" x 12' 4" (5.10m x 3.77m)

A wonderfully cosy living area with multi fuel stove. Dual aspect windows to the rear offer an abundance of natural light.



Kitchen

15' 1" x 13' 2" (4.60m x 4.01m)

The Kitchen, in a stunning navy colour has been designed to make the most out of the period proportions. A fresh and modern space that compliments and contrasts to the character of the property. The kitchen houses a double electric oven, induction hob, American style fridge freezer, dishwasher and hidden bins. The kitchen also has a fantastic cold store/pantry.

Boot Room/Rear Hall

A great space, accessing the rear courtyard. Ample space for shoe and coat storage.

Ground Floor Toilet

Recently upgraded, low level toilet and hand basin with vanity storage. There is also a large built in storage cupboard.

Landing

A fantastic gallery style landing with period arched window. The landing also offers the hatch to the main attic which has power, lighting and partial boarding.

Bathroom

9' 8" x 8' 10" (2.94m x 2.68m)

The family bathroom was fitted three years ago, offering plenty of space, a large, corner bath, walk in shower tray with glass screen and free standing basin and vanity unit. The bathroom has a heated towel radiator and heated LED mirror. The built in storage cupboard houses the Ideal boiler, fitted just three years ago.

Principle Bedroom

16' 9" x 12' 1" (5.10m x 3.69m)

The bedroom benefits for dual aspect, UPVC, double glazed windows. The L-Shaped room also has an en-suite shower room.

En-Suite Shower Room

A recently upgraded shower room with marble effect wet boarding, walk in shower tray and rainfall head. A low level toilet with push button flush and hand basin are also recently upgraded. The room also contains a heated towel rail and a heated mirror with LED backlighting.





Bedroom Two

12' 0" x 9' 2" (3.67m x 2.79m)

A spacious double size bedroom to the front elevation. With fitted, Sharps wardrobes and mirrored sliding doors.

Bedroom Three

12' 0" x 8' 7" (3.67m x 2.62m)

A double size bedroom to the front elevation with large, UPVC, Double Glazed windows.

Bedroom Four

8' 4" x 7' 9" (2.54m x 2.37m)

To the front elevation, this bedroom, currently used as a walk in wardrobe.



The Stables

Converted from a stable block, this self contained dwelling offers three bedrooms, two bathrooms and spacious, ground floor living.

Hall Way

The hallway has a series of windows to the courtyard which flood the hall with natural light.

Kitchen

The kitchen is fitted with grey base and wall units and has a white Belfast sink with mixer tap. The oven and hob are electric and have an extractor fan fitted over head. The loft is partially boarded and is accessed from the kitchen.

Living/Dining Room

This wonderfully sunny room has dual aspect windows and double doors to the court yard, with ample space for a large dining table and sitting room furniture. The room has original beams to the ceiling.

House Bathroom

The house bathroom has tile effect flooring and is fitted with a white bathroom suite. The bath has a shower fitted above. There is a wall mounted chrome towel radiator.

Principle Bedroom

Enjoying views over the garden the principle bedroom has fitted wardrobes installed by Sharps.

Ensuite Shower Room

The ensuite shower room has tile effect flooring and a double size shower cubicle fitted with a rainfall head. There is a chrome towel radiator and white toilet and basin.

Bedroom Two

This large double bedroom has two windows over looking the court yard. There is loft access to the partially boarded loft.

Bedroom Three

The third bedroom has French doors to the garden, This room would also make a lovely office if the third bedroom was not required.



GARDEN

The large garden has established fruit trees including apples, pears and cherries, the established borders hold a variety of shrubs which flower throughout the summer months. There is a large gravelled seating area. The garden is very private and not overlooked by other properties.

YARD

The spacious Courtyard sits centrally between the main house and the Old Stables. Block paved, accessed via a set of Electric Gates, this area provides off street parking for multiple vehicles if required.

GARAGE

5 Parking Spaces

There are two large garages, both with stable style doors. Both garages have electricity and one offers access through to the rear garden and a water supply. There is parking for multiple vehicles in the court yard.





My New Project

SUBMITTED BY
Nove Property
info@noveproperty.co.uk
01845470047

CREATED ON
2025-01-14

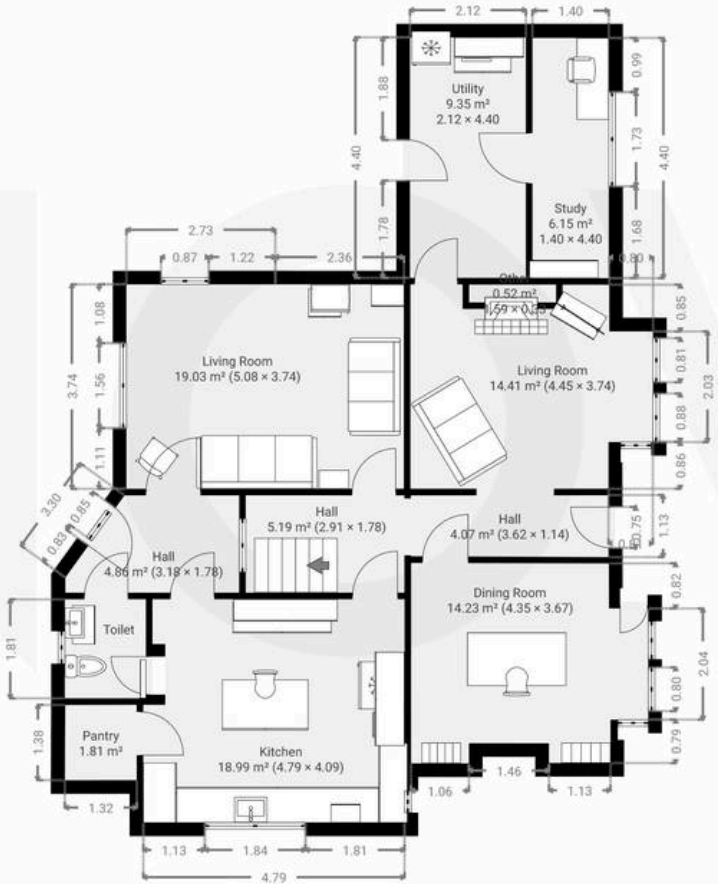
DETAILS
Total area: 192.98 m²
Living area: 192.98 m²
Floors: 2
Rooms: 19

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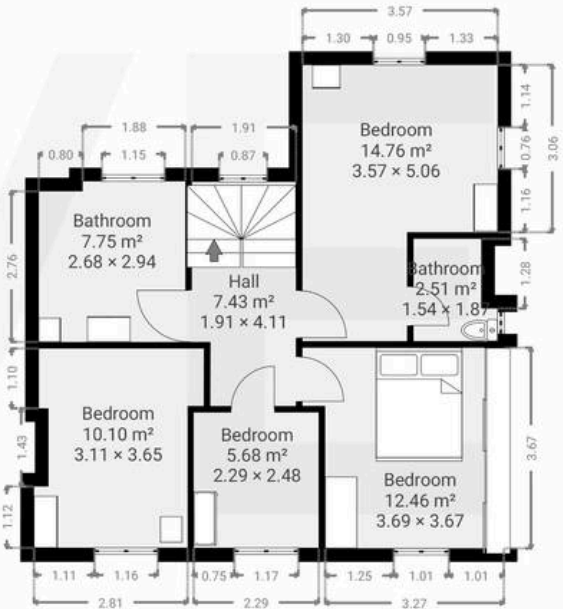
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0 1 2 3 4m
1:133

▼ **Ground Floor** TOTAL AREA: 120.05 m² • LIVING AREA: 120.05 m² • ROOMS: 12



▼ **1st Floor** TOTAL AREA: 72.92 m² • LIVING AREA: 72.92 m² • ROOMS: 7





My New Project

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CREATED ON
2025-01-14

DETAILS
Total area: 144.46 m²
Living area: 111.26 m²
Floors: 1
Rooms: 11

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OR ACCURACY OF DIMENSIONS.

0 1 2 3m
1:98

▼ Ground Floor

TOTAL AREA: 144.46 m² • LIVING AREA: 111.26 m² • ROOMS: 11



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