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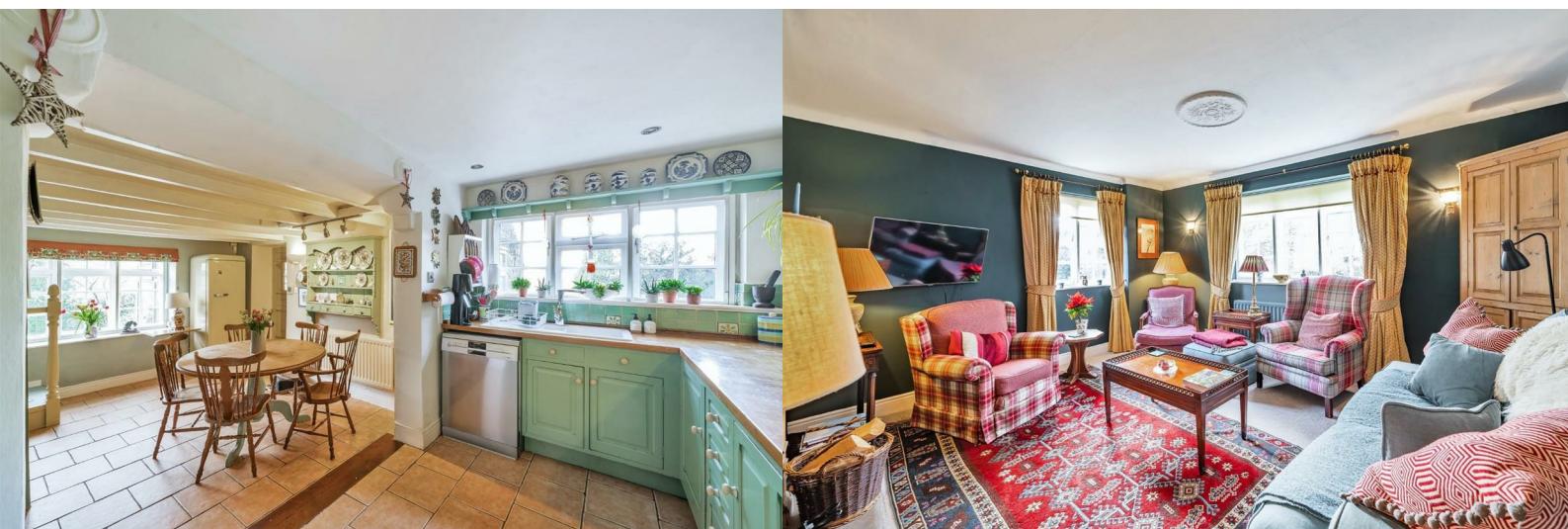


Knayton, Thirsk, YO7 4AU

Offers In The Region Of £500,000



Council Tax: F



The Old Post Office

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Property Description

Embrace the charm of village life in Knayton with The Old Post Office, a surprisingly private and off-the-road gem. This well-maintained period cottage boasts a blend of character and comfort. Original features and flexible living spaces, including an open-plan kitchen diner, dining room, living room, and a conservatory with two stable doors, creating an inviting atmosphere. Upstairs you'll find three double bedrooms, all with bespoke fitted wardrobes and a lovely palette of colours. Upstairs you'll also find a large bathroom with free standing bath and separate shower.

Surrounded by gardens, a double garage, and practical brick-built stores - there is plenty of storage.

Knayton, a desirable village with an outstanding primary school, the ever-popular Dog & Gun, and buzzing Wheatsheaf pubs offer residents ample opportunities to be part of a vibrant and diverse community. The local community extends beyond Knayton, with a busy schedule of events at sister village Borrowby's village hall and the nearby Hillside Rural Activity Park which offers an array of sports activities for both young and old including a set of well-maintained tennis courts.

Conveniently situated for the market towns of Thirsk and Northallerton, with their excellent rail links North and south, it seamlessly combines rural living with accessibility. Explore the picturesque countryside with multiple footpaths from your door ideal for both short and long walks.

Seize the opportunity to make The Old Post Office your home—a charming and private retreat in the heart of Knayton, surrounded by a thriving local community and diverse set of recreational options.

Conservatory

10'11" x 8'0" (3.35 x 2.44)

Enjoying an open aspect to the garden. Stable door into utility area. Wall mounted electric heater and tiled flooring.

Utility

Fitted cupboards housing space and plumbing for washing machine, tumble tryer and central heating boiler, solid wood worksurface over. Window to side. Door off to cloak room and breakfast room.

Cloakroom

White suite comprising; wash hand basin, low flush WC and shower with curtain surround. Tiled floor, built-in full height store cupboard.

Breakfast Room

12'11" x 12'0" (3.96 x 3.66)

With outlook to the front elevation and open to the kitchen, this is a bright and versatile room for dining and family life. Original beamed ceiling, stairs off to first floor level and useful built-in cupboards. Stable door to utility. Central heating radiator.

Kitchen

12'9" x 6'11" (3.91 x 2.13)

Fitted with a range of Handmade English Oak wall and base units, English Oak work surfaces and attractive Fired Earth tiled splashback. Integrated within the units is a Franke ceramic sink with mixer tap, fridge and freezer, induction hob, space and plumbing for dishwasher and double electric oven. Microwave housed in kitchen cabinet. Double glazed window to the side aspect, ceramic tiled floor and downlighters.

Dining Room

15'5" x 14'6" (4.72 x 4.42)

Two windows to side garden and door to entrance vestibule out to the South facing patio. Central heating radiator.

Reception Room

14'7" x 12'11" (4.45 x 3.96)

Beautifully presented reception room with two windows to both the front and side aspects. Multi-fuel stove on stone hearth, bricked surround with antique pine mantle. Coved ceiling and central rose. Central heating radiator.

First Floor

Split level landing with doors off to all bedrooms and house bathroom.

Bedroom One

14'7" x 13'5" (4.45 x 4.09)

Good sized principle bedroom with a range of Hammond fitted wardrobes and a dressing table. Windows to both front and side aspect. Central heating radiator.

Bedroom Two

13'5" x 10'9" (4.11 x 3.30)

With fitted Hammond wardrobes and shelving unit. Windows to front aspect. Feature exposed beams and central heating radiator.

Bedroom Three

13'5" x 8'2" (4.09 x 2.51)

With fitted Hammond wardrobes, windows to two aspects and Central heating radiator.

Bathroom

Fitted with white suite comprising; wash hand basin, low

flush WC, clawed roll top bath with mixer tap and shower attachment and corner shower unit with power shower. Ceramic tiling to floor and walls. Window to side elevation. Chrome heated towel rail and airing cupboard.

Externally

The property stands with garden to three sides ensuring sun can be enjoyed throughout the day. The South facing front garden is laid to patio with mature hedging surrounding and flower beds. The paved pathway leads through an attractive arbour to the side garden which is lawned, again with mature hedging to boundary.

The area to the rear has been carefully paved to create an attractive easy maintenance patio area which can also provide further parking if required. External power socket.

Garage and Driveway

15'10" x 14'4" (4.83 x 4.39)

Double garage with light and power, water tap, two up and over doors to front. Inspection chamber. Gated concrete driveway leading from street.

Shed

14'11" x 10'7" (4.57 x 3.23)

Useful storage space with light and power for garden equipment, bikes and fuel. Currently housing coal bunker.

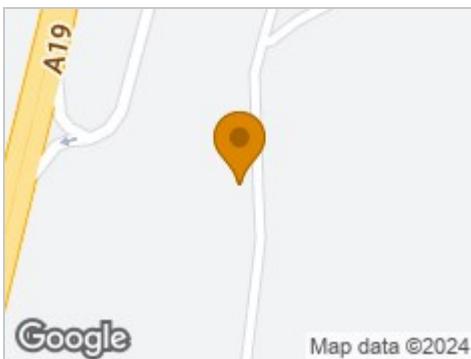
Shed

12'4" x 10'7" (3.76 x 3.23)

Useful storage space for garden equipment, bikes and fuel.



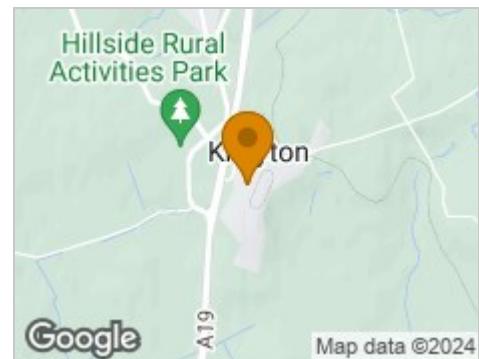
Road Map



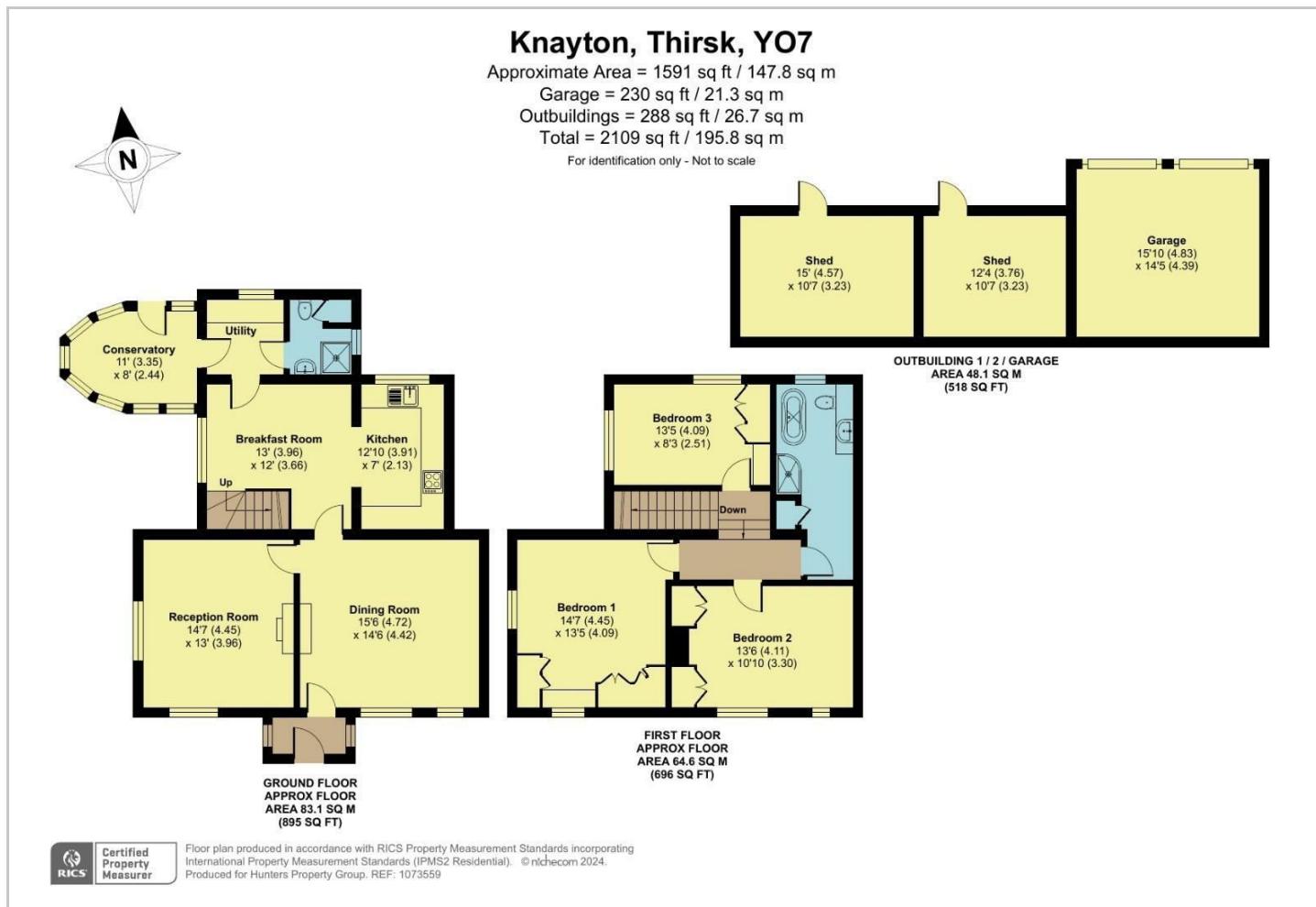
Hybrid Map



Terrain Map



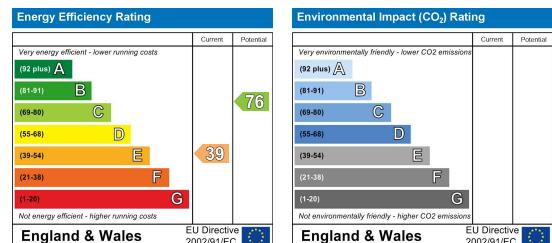
Floor Plan



Viewing

Please contact our Hunters Thirsk Office on 01845 440044 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.