



HILLCREST  
Dishforth, Thirsk



**GSC GRAYS**  
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# HILLCREST

Thirsk, YO7 3JU

A fantastic 4/5 double fronted family sized Edwardian villa positioned centrally in the village of Dishforth, immaculately presented throughout with an amazing secret garden.

## ACCOMMODATION

Detached home  
Sought after village location  
Large garden  
Courtyard  
Home office  
Would suit multi-generational living  
4 - 5 bedrooms  
Period features



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## Situation and Amenities

Dishforth is a thriving village which has seen many changes over the years. The village has two busy pubs; the Black Swan and the Crown Inn, a village hall which can be hired for functions and hosts community events and clubs, and a much-loved primary school. Boroughbridge, the closest town and 3 miles to the south, has a wide array of amenities including a state secondary school, large supermarket and an extensive range of independent shops, boutiques and eateries.

With easy access to the A1(M) and the A168, the village benefits from excellent transport links, mainline trains to London and Edingburgh are available from Thirsk which is a short drive away.





### Hillcrest

Hillcrest is a superb house that has been thoughtfully updated throughout, creating a home that purchasers would be delighted to own. With flexible accommodation, the home offers potential for multi-generational living and would equally suit those wanting to work from home due to the additional ground floor suite. The property has the benefit of a stunning living-dining-kitchen which has a vast array of handmade units with a super, central island and built-in seating area to the rear, a beautiful dual-aspect sitting room and a sunroom/utility which leads to the courtyard and bedroom 5/Annexe. To the first floor are four beautiful bedrooms and the redesigned house bathroom with Victorian style suite and separate shower cubicle.



## Outside

The accommodation wraps round a central courtyard which is accessed off the shared lane to the side of the property. The garden is positioned further down the lane a few seconds walk away. This space is amazing and is large enough for a large lawned area, chicken coop, vegetable plot, summer house and barbeque area. It is a perfect garden for family fun and entertaining. Families will love this garden and the opportunities that it offers.

## Local Authority and Council Tax Band

North Yorkshire Band E

## Services

All mains services are connected to the property

## Particulars and Photography

The particulars were written and photographs taken March 2024

## Viewings

By arrangement with GSC Grays 01423 590500

## What 3 Words

Outhouse.Arrow.Inhaled

## Disclaimer

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
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4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

# Hillcrest Dishforth

Approximate Gross Internal Area  
1819 sq ft - 169 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

