



SPRINGFIELD BARN
Dishforth, North Yorkshire





SPRINGFIELD BARN

LINGHAM LANE, DISHFORTH, THIRSK, YO7 3LF

A STUNNING 4 BEDROOM COUNTRY HOUSE HAVING AN EXCEPTIONAL SPECIFICATION TOGETHER WITH AN ATTACHED ANNEXE, SET IN IMMACULATE GROUNDS OFFERING EXTENSIVE SOUTHERLY VIEWS

Accommodation

Reception hall • Cloakroom/WC • Sitting room • Dining room
Breakfast kitchen • Sunroom • Study • Utility room
Master bedroom suite with dressing room and bathroom
Three further bedrooms • House bathroom
Annexe with living room • Bedroom • Shower/WC

Externally

Gated entrance • Imposing driveway • Garaging • Workshop
Further outbuildings • Courtyard and terracing • Sweeping lawns
Secret formal garden • Paddock
In all almost 2 acres



GSC GRAYS
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Situation

Springfield Barn sits on the southern edge of Dishforth village in a highly convenient location equidistant from picturesque Boroughbridge, the market town of Thirsk and the Cathedral city of Ripon all offering an extensive range of facilities. Immediate village amenities include two public houses and a popular primary school and there is a strong sense of community. Being close to the A1(M) and A168/A19, the location is ideally suited for those wishing to commute to York and Harrogate as well as the West Yorkshire and Teeside conurbations. In addition, the station near Thirsk is situated on the East Coast main rail line.

Description

This desirable country house, comprising a sympathetic barn conversion with later additions, has been the subject of ongoing improvement and meticulous upkeep. The result is a property that is simply “exceptional” being a family home that satisfies the requirements of modern day living with a flexible layout and design that takes full advantage of the setting. Energy efficiency is one of many notable features with a rare A grade EPC rating, in part a function of a pod of 24 solar panels discreetly positioned within the grounds. The property is arranged around a central courtyard having a feature glazed winter garden leading directly from the breakfast kitchen which creates a continental feel together with strategically situated terracing and walling. The property sits centrally with grounds that extend to around 1.75 acres bordering and overlooking open countryside.

The internal specification is exceptional including a German Hacker kitchen fitted in 2022 and complimented by Fisher & Paykel integrated appliances, and throughout there is a meticulous decorative style that can only be appreciated by internal inspection.

Accommodation

There is an immediate sense of arrival through impressive electric gates with a gravelled driveway that sweeps around



to the courtyard and house entrance. With an imposing reception hall that runs front to rear, there are double doors to a spacious dining room as well as the stunning breakfast kitchen being some 22 feet in length and equipped to the highest of standards. There are further double doors that lead to a glazed sunroom, otherwise known as the winter garden. The elegant sitting room is no less impressive with further ground floor accommodation including a separate study, utility room and cloakroom facilities.

The generous first floor accommodation includes a superb master suite of bedroom, dressing room and bathroom. There are three further double bedrooms and a well-equipped house

bathroom. Enhancing the flexibility of this unique country house, is an attached annex offering supplementary living accommodation that would also suit dependent relatives, home office use or income generation. The outbuildings comprise formal garaging, an off-lying detached workshop and other storage facilities.

The grounds extend overall to some 1.75 acres being meticulously maintained including sweeping lawns, a lovely enclosed Secret Garden together with a paddock for amenity purposes.





Additional information

Tenure: Freehold with vacant possession on completion.

Services: Mains water and electricity are installed. Drainage is private. Heating is oil fired. Highly efficient solar panels.

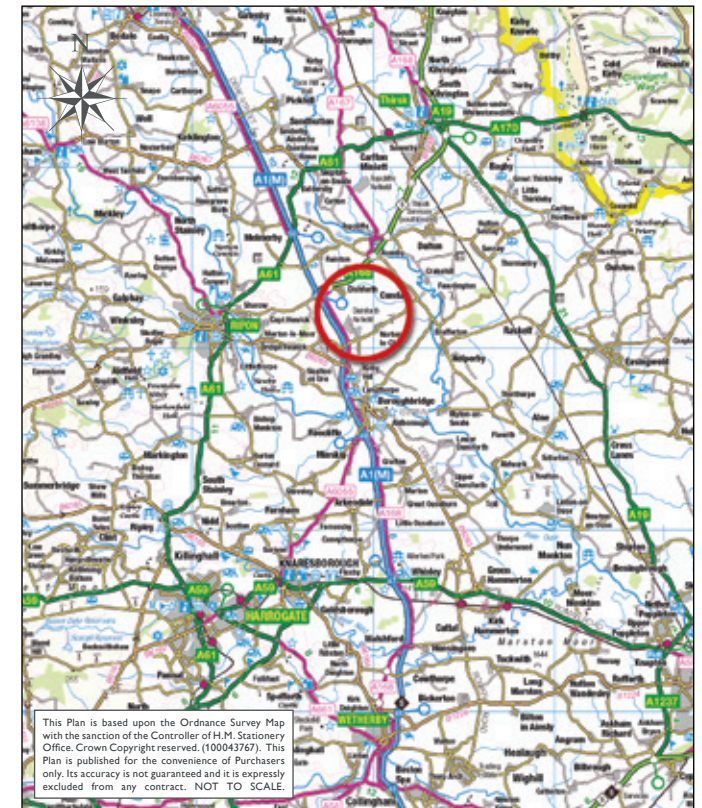
Easements and rights of way: The property is sold subject to and with the benefit of all existing wayleaves, easements, and rights of way, public and private, whether specifically mentioned or not.

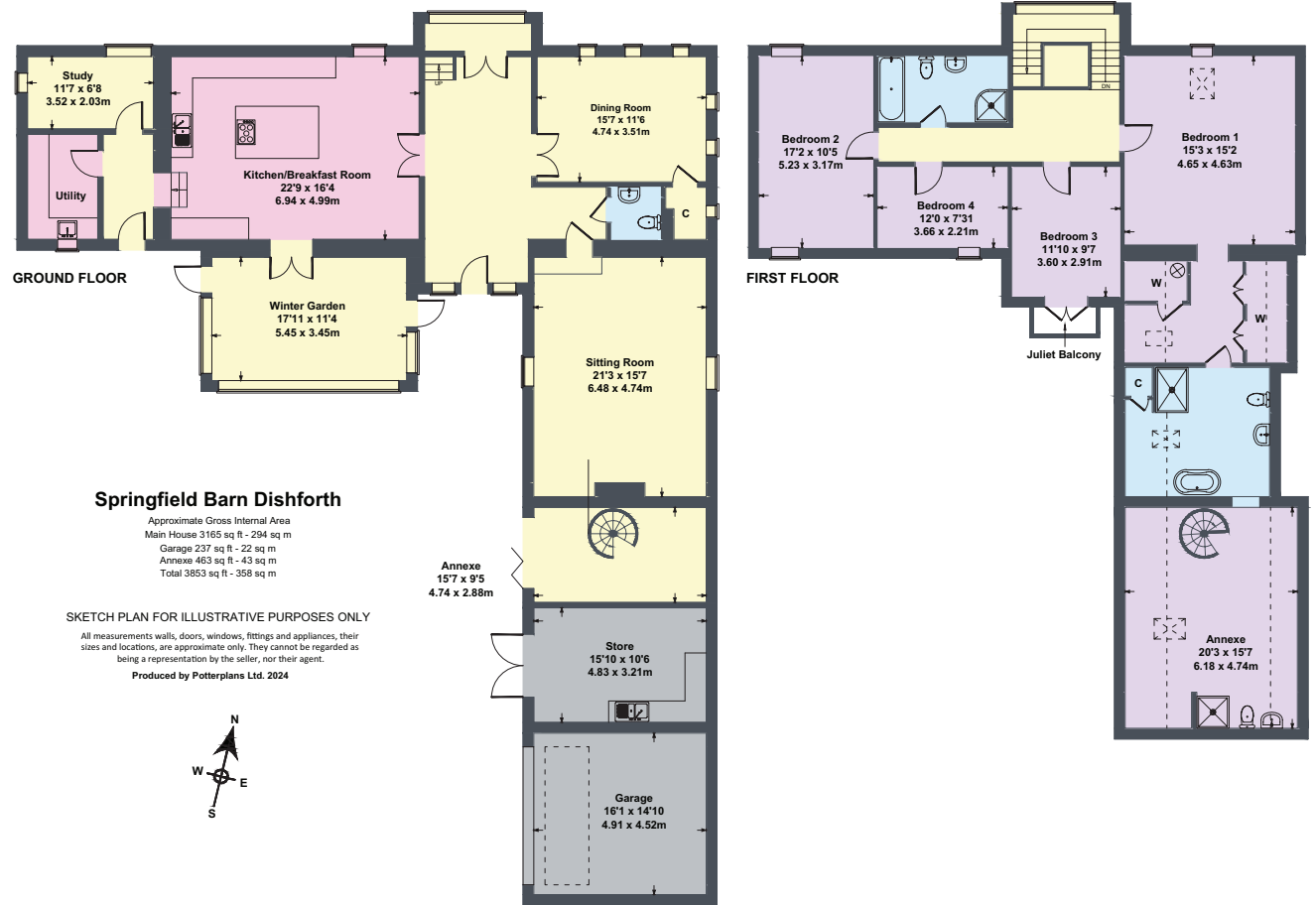
what3words: hosts.skillet.ripe

Viewing arrangements: Strictly by appointment through the selling agents GSC Grays

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Energy Efficiency Rating	
Current	Potential
93	103

Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs

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Particulars written: June 2024

Photographs taken: June 2024

