



THE OLD ORCHARD
Little Thirkleby, Thirsk



THE OLD ORCHARD LITTLE THIRKLEBY

Thirsk, YO7 2AZ

The Old Orchard is a much loved family home which has been in the same family for around 50 years. Grade II listed, the property is positioned on a delightful plot in the centre of the village of Little Thirkleby. Full of character the property would now benefit from updating works to realise its full potential.

ACCOMMODATION

Grade II listed property
Believed to date back to 1600
Offering around 2,350sqft of accommodation
In need of refurbishment
Separate annexe
Extended to the rear
Superb Gardens
Perfect for families



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Situation and Amenities

The property is positioned centrally within the village of Little Thirkleby. The village is twinned with Great Thirkleby and together they have a parish hall and Grade II* church and offer superb walks on the doorstep. Little Thirkleby is a rural, no-through village on the edge of the Hambleton Hills and is remarkably well situated for all major road networks including the A1(M) and A19, both of which are about a 10-minute drive away. There is a regular railway service to London Kings Cross from Thirsk and Northallerton, and both Teeside International Airport and Leeds Bradford Airport can be reached within 45 minutes drive. The traditional market town of Thirsk has a wide range of amenities and excellent public houses and eateries, independent boutiques and leisure facilities. The village is convenient for a range of highly-rated independent schools and Ripon Grammar School.





The Old Orchard

The Old Orchard is a delightful Grade II listed property believed to date back to 1600s. The property has been extended over the years by the current owners and blends the modern additions with the character of the original home. The property is an absolute delight, however the vendors are aware that there are necessary updating works needed to realise the home's true potential. Perfect for families, the house has the benefit of a self-contained annexe which would be perfect for teenagers or equally as an income providing let.

Offering around 2,350 sqft of accommodation, the home briefly comprises:

To the ground floor: Sitting room, lounge, study, inner hall, bathroom, breakfast kitchen, living/family room, bedroom with ensuite shower room.

To the first floor: Principal bedroom, further bedroom with ensuite off.

Annexe - Accessed from the rear yard area with external staircase leading to bedroom with ensuite shower. This space is located over the Living room and could (subject to building regulations) be encompassed back into the house.



The Appeal of our Home - the Owner's Insight

The Old Orchard belonged to my mother and father and it's where my brother and I grew up. We have many fond memories over the time that we had there and living in Little Thirkleby, which despite being a very quiet village has plenty going on. There is a pop-up pub once a month and various social activities centred around the Village Hall and Church which is a short walk away in Great Thirkleby. The neighbours are wonderful and it is a close knit and friendly community.

Nearby there is a plethora of great pubs as well as some very quiet walks from the doorstep. There are numerous bridleways for horse and bike riding and the nearby Kilburn Woods can be ridden to and give access to the North York Moors National Park, The White Horse and Sutton Bank Visitor Centre.

The Old Orchard and Little Thirkleby are a wonderful place to live and most properties in the village have been lived in by the same people for decades. It truly is a special place.

Externally

The property is approached via a gravelled driveway and leads to the detached garage. To the rear of the house is a paved patio area perfect for alfresco dining. The garden to the rear is expansive and as the name of the property suggests, has a large number of fruit trees. This is a super area for children to play.

Services

Drainage to a septic tank., mains water, oli fired central heating.

Please note the current Septic Tank is non compliant. There is a possibility to link to the Sewage Treatment Plant in the neighbouring property by separate negotiation.

Local Authority

North Yorkshire Council. Tax band F

Viewings

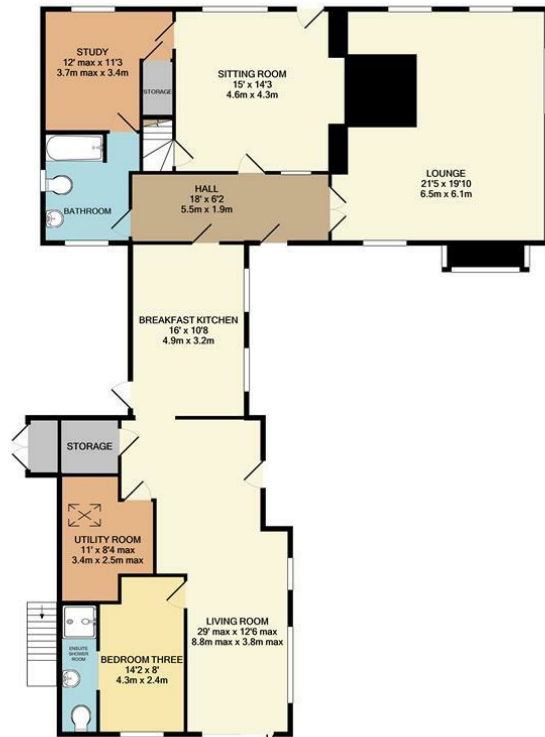
By appointment with GSC Grays. 01423 590 500

What 3 Words

///wording.accompany.sketches

Particulars and Photographs

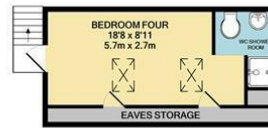
Particulars written and photographs taken in June 2024.



GROUND FLOOR
APPROX. FLOOR
AREA 1728 SQ.FT.
(160.5 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 1522 SQ.FT.
(140.8 SQ.M.)



TOTAL APPROX. FLOOR AREA 2349 SQ.FT. (218.2 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



| Energy Efficiency Rating | | Current | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | 62 |
| (39-54) E | | 32 | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



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