



PEAR TREE HOUSE

Bramper Lane, Thrintoft, Northallerton



GSC GRAYS
PROPERTY • ESTATES • LAND

PEAR TREE HOUSE

BRAMPER LANE, THRINTOFT, NORTHALLERTON, DL7 0AF

AN EXCEPTIONAL, FOUR DOUBLE BEDROOM NEW BUILD PROPERTY, BUILT TO A HIGH SPECIFICATION THROUGHOUT, WITH MODERN FAMILY LIVING ACCOMMODATION AND WONDERFUL COUNTRYSIDE VIEWS

Accommodation

Large, Open-Plan Living Area with Views • Modern Kitchen Dining Room
Utility Room • Ground Floor Bedroom or Office
Ground Floor W.C. and Shower Room • Principal Bedroom with En Suite
Two Further First Floor Bedrooms • Luxurious House Bathroom and Shower

Externally

Gated, Gravelled Driveway for Multiple Vehicles
Electric Vehicle Charging Point • Planted Hedging and Fencing
Lawned Gardens to Three Sides • Outside Lighting and Power Points
Direct Views over Open Countryside



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Offices also at:

Alnwick
Tel: 01665 568310

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Tel: 0191 303 9540

Barnard Castle
Tel: 01833 637000

Driffield
Tel: 01377 337180

Boroughbridge
Tel: 01423 590500

Kirkby Lonsdale
Tel: 01524 880320



Artist's Impression



Artist's Impression



Situation and Amenities

The small yet thriving village of Thrintoft, situated approximately 3 miles west of the market town of Northallerton, is steeped in history and surrounded by beautiful countryside.

Northallerton has many excellent facilities including local and artisan shops, a twice-weekly outdoor market on a Wednesday and Saturday, filling stations, several national supermarkets, two doctors' surgeries, The Friarage hospital and dentists, as well as primary and secondary schools and a sixth form college. There are also several restaurants, cafes, pubs and bars.

Various independent schools are also within striking distance, including Aysgarth Preparatory School, Queen Mary's School for Girls at Thirsk, Ampleforth, Sedbergh and other excellent independent schools in Harrogate and York.

Pear Tree House

Pear Tree House is a luxurious new build home, finished to exceptional standards and thoughtfully designed to offer flexible and impressive accommodation. The property boasts large, open-plan and well-lit reception rooms with views over open countryside and space that is perfect for modern living and entertaining.

Accommodation

The main entrance brings you into a wonderful, open-plan living room with a large windows overlooking the views. Double doors open out to the gardens, perfect in summer, whilst the large central fireplace creates a cosy atmosphere for family evenings spent indoors.

The fully fitted, modern kitchen will surely become the hub of the home and has a central island, breakfast bar, quality soft-close units and granite work surfaces along with high-quality appliances including a dishwasher, fridge and freezer, twin ovens and an induction hob. There is plenty of room for a table and relaxing spaces, with double doors opening up to the garden and offering views of the fields beyond. The adjacent utility room means all the essentials are kept neatly out of the way.



The additional reception room could easily be used as office space if desired. With a shower room and w.c. next door, this room could also be used as a ground floor bedroom, perfect for guests.

The ground floor benefits from under-floor heating powered by air source heating, enabling comfortable year-round temperatures.

A beautiful, engineered oak staircase leads up to the first floor, with a picture window on the half landing to enjoy the view. The galleried landing overlooks the entrance area whilst the large windows to the rear allow sunlight to flow through.

Three further double bedrooms are positioned off the landing, including the principal bedroom which benefits from an en suite and lovely views. The house bathroom complements the two further double bedrooms and feels like the perfect spot to relax in luxury.

Externally

Approached with plenty of space off the village road, the five-bar gate opens up to the gravelled drive and really creates a feeling of coming home. The builder has thought of everything as electricity is close by should you wish for an electric gate in the future. The large, gravelled stone driveway provides parking for multiple vehicles and there is a wall-mounted electric vehicle charger.

The property sits centrally in a good-sized plot with wraparound lawned gardens, hedged borders and enclosed fencing designed to enjoy the open aspect to the rear and side. Outside lighting surrounds the house and outdoor electrics offer further convenience.

Insight

The location offers peaceful village life and privacy with wonderful accessibility to Northallerton and regional transport links. The modern air source heating system keeps you futureproofed whilst the high-quality fixtures throughout and external planting allow you to simply move in and embrace life here without any major works for years to come.





Tenure

The property is freehold and will be offered with vacant possession on completion.

Viewings

Strictly by appointment with GSC Grays.
Telephone: 01748 829 217.

Local Authority

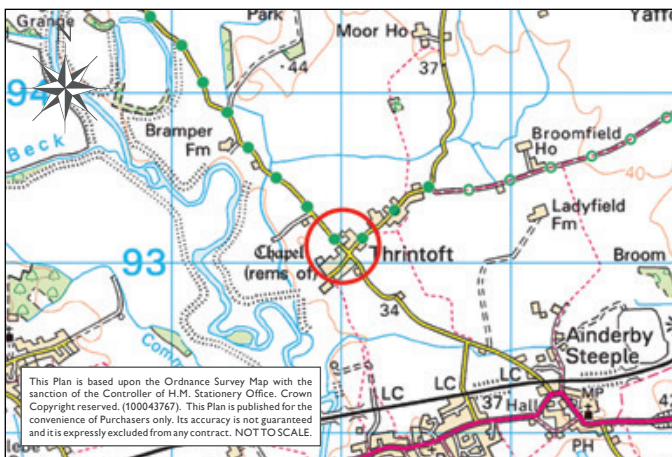
North Yorkshire Council.

Services

Mains electricity, under-floor heating to the ground floor, radiators on the first floor powered by the air source heat pump. Mains water, mains drainage. Telecom cable is laid to the front of the boundary but not connected to property and internet is via pre-fitted Starlink satellite system for the new owner to connect to subject to Starlink subscription.

Wayleaves and Covenants

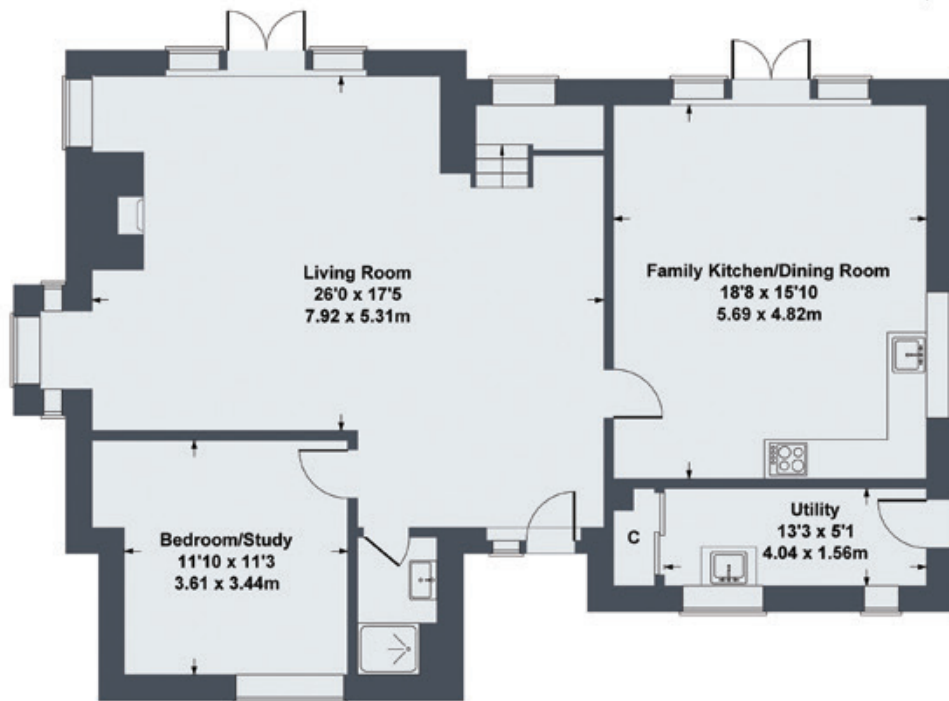
Pear Tree House is sold subject to and with the benefit of all existing rights, including rights of way, light, drainage, water and electricity and all other rights and obligations, easements and all wayleaves or covenants whether disclosed or not.



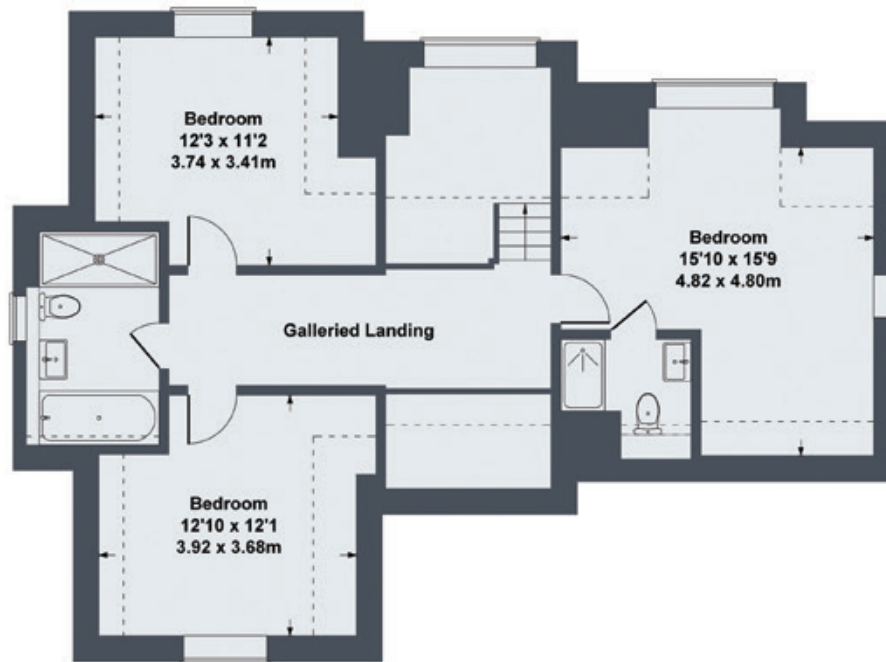
Pear Tree House, Thrintoft DL7 0AF

Approximate Gross Internal Area

2013 sq ft - 187 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. 2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER NOTICE:

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3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
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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.

Particulars written: February 2025

Photographs taken: February 2025