

# GRAYSTONES



SUTTON UNDER WHITESTONECLIFFE | THIRSK | YO7 2PS



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Thirsk 4 miles Helmsley 10 miles York 24 miles A1 12 miles (all distances are approx)

*AN IMPRESSIVE 5/6 BEDROOM FAMILY HOME WITH BRILLIANT LIVING SPACE, PRIVATE SOUTH FACING GARDEN AND LOCATED IN A HIGHLY POPULAR VILLAGE BETWEEN THIRSK AND HELMSLEY.*

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## ACCOMMODATION AND AMENITIES

### Ground Floor

Entrance hall, breakfast kitchen, sitting room, family room, dining room, conservatory, boot room, utility room and cloaks.

### First Floor

Principal bedroom with ensuite, 4 further bedrooms, shower room, bathroom and study.

### Outside

South facing enclosed and private garden to the rear with established trees and well stocked beds and borders along with a delightful terrace - perfect for outside dining and entertaining.

To the front of the property is ample private parking and garage. NB planning permission is granted for the construction of a new double garage if required.

## INTRODUCTION

Graystones is a superb family home that has been significantly enhanced during the last few years through extensions, refurbishment and cosmetic enhancements.

With an internal floor area of approximately 2400 sq ft the house provides brilliant family living space. The kitchen is new and stylish and has enough space for people to eat and chat, but it needs to flow well into the dining room which in turn links into the sitting room. There is a good sense of flow and circulation and as well as these main rooms downstairs there is also a great family room and large conservatory which all add to the sense of space.

The first floor benefits from an extension which has created the principal bedroom suite which is a super bedroom. There are then four further double bedrooms, house shower room and very opulent house bathroom. Tucked upstairs is also a study that could be a 6th bedroom if required.













## OUTSIDE

At the front of the house is a hard standing parking area for several cars and garage. To the rear is a gorgeous lawned garden which faces south and offers privacy and peace. Perfect for children to play in or friends and family to come together and entertain and party!

## ENVIRONS

Sutton is a picturesque village surrounded by glorious countryside but benefits from being within close proximity of the market towns of Thirsk and Helmsley and only 24 miles from the City of York. There are excellent rail links from Thirsk and York stations both north and south – with travel to London in under 2 hours. Only 3 miles from the A19 and quickly to the A1 it is an ideal location to access the motorway network north and south.

The area has many excellent state and independent schools within easy reach.



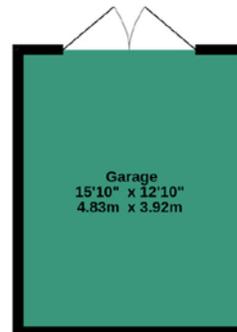
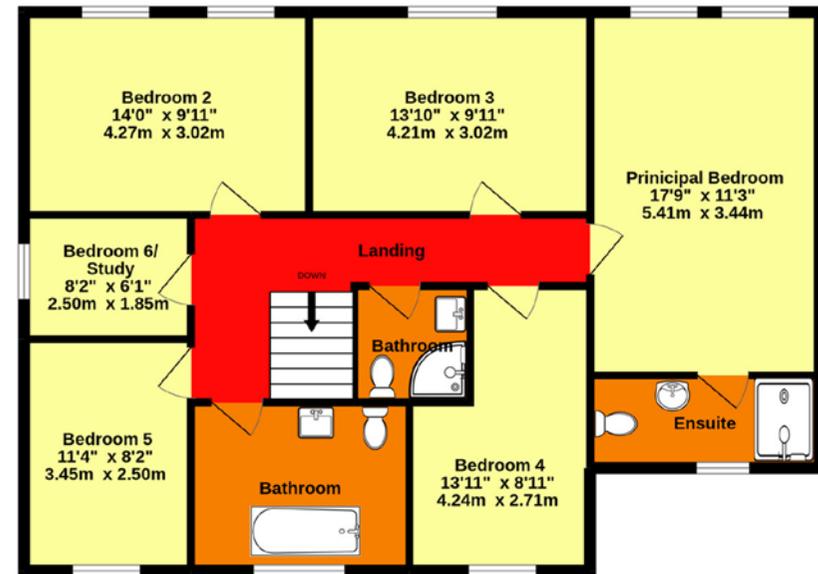
# GRAYSTONES, SUTTON UNDER WHITESTONECLIFFE, THIRSK



GROUND FLOOR  
1466 sq.ft. (136.2 sq.m.) approx.



1ST FLOOR  
1010 sq.ft. (93.8 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This 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.

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## ADDITIONAL INFORMATION

### Services

We are advised that the property has mains water, electric and drainage. The central heating is oil fired.

### Local Authority

Hambleton District Council [www.hambleton.gov.uk](http://www.hambleton.gov.uk)

### Planning

Graystones benefits from a planning permission for the erection of a new garage.

### Ref

16/01112/FUL – Hambleton District Council planning portal – public access.

### Tenure

We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

### Directions

Travelling into Sutton on the A170 from Thirsk the house is situated on the right hand side.

### Viewing

Strictly through the selling agent.

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Amy Johnson Way

York

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