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Sunnyside, Rainton, Thirsk, North Yorkshire, YO7 3PX

Sunnyside is a wonderful opportunity to acquire a characterful detached home that successfully combines period elegance with modern-day living. With its beautifully presented accommodation, three double bedrooms, attractive landscaped garden and highly versatile rear annex, this is a property that offers far more than first meets the eye.

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Guide Price: £535,000

General Remarks

Dating back to the late 19th century, Sunnyside is a truly delightful four bedroom detached period home, offering an appealing blend of traditional character, generous proportions and contemporary style. Beautifully presented throughout, the property has been thoughtfully maintained to create a welcoming and stylish home, retaining an abundance of period charm whilst incorporating the comforts and conveniences of modern living.

The accommodation is both spacious and versatile, with well-proportioned reception rooms and attractive period features throughout. The dining room provides an ideal setting for entertaining and family gatherings, whilst the generous galley-style kitchen is fitted with modern cabinetry, solid oak work surfaces and a range of integrated appliances. A useful rear hallway provides access to a cloakroom/WC.

The inviting sitting room is a particularly attractive space, featuring a charming log-burning stove which creates a wonderful focal point, complemented by elegant sash windows and the character one would expect from a home of this era.

To the first floor, there are three generous double bedrooms, all served by a beautifully appointed, contemporary family bathroom, finished in a stylish modern design.

A further appealing feature is its beautifully landscaped rear garden, thoughtfully designed to provide an attractive and private outdoor setting.

Indian stone paving creates an elegant terrace, complemented by established and thoughtfully planted borders, providing the perfect space for outdoor dining, entertaining or simply enjoying the garden.



To the rear is a particularly impressive and versatile annex, offering excellent flexibility for a variety of uses.

Currently arranged to provide a splendid office space, this light and spacious area benefits from impressive accordion doors which open out to create a wonderful connection with the garden.
A striking lantern roof allows natural light to flood the interior, enhancing the sense of space and creating a bright and airy environment.

The annex further benefits from a double bedroom with built-in wardrobe and modern en-suite facilities, making it ideal for visiting family and friends, independent guest accommodation or a dedicated home office. Equally, the layout offers exciting potential for those wishing to adapt the space to create more self-contained accommodation for dependent relatives.





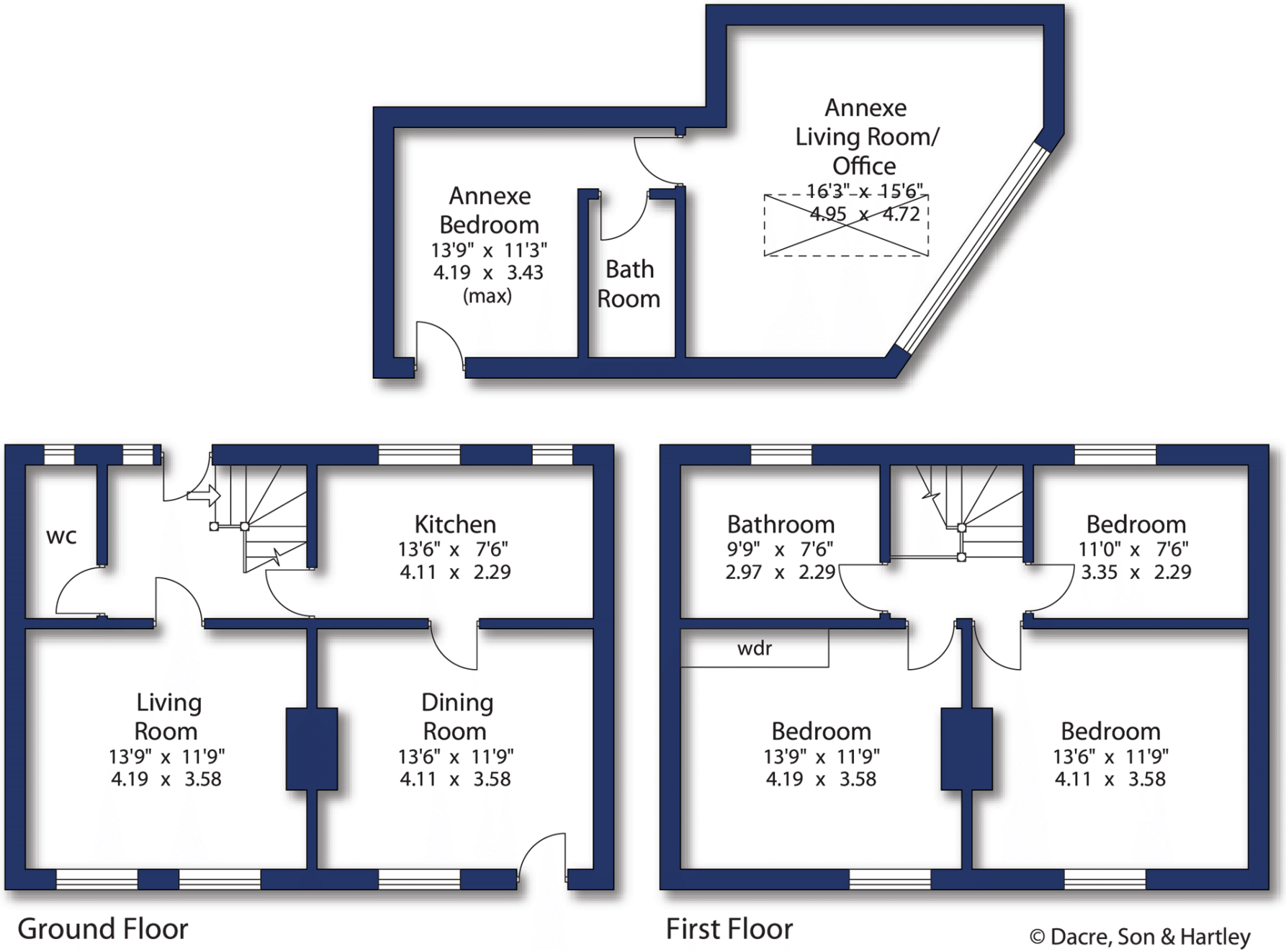








Floorplans



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Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band is currently D

Tenure, Services & Parking

- Freehold
- Mains gas, electric, water and drainage. Domestic heating is gas
- On road parking

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link https://checker.ofcom.org.uk/

Flooding

For information on flood risks please use this link Check for flooding in England - GOV.UK

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