



# FABULOUS FAMILY HOME SET IN OVER 3.9 ACRES

BURNHAM HOUSE, SESSAY, THIRSK, YO7 3BE





Sitting room and family room • dining room • kitchen  
breakfast room • boot room • 4 bedrooms • 1  
bathroom, 1 shower room and 1 w.c. • garden and  
paddock • double garage and stables

#### Local information

Sessay is a popular rural village conveniently situated for Thirsk & Easingwold, for the A19 and the A168 which provide access to the A1(M). The surrounding countryside, in view of the Hambleton Hills, is ideal for walking, cycling and has many quiet bridlepaths. The village boasts an excellent primary school and vibrant community which revolves around the village hall, sports field, cricket and bowls clubs, and fishing lakes. The market town of Thirsk offers a wide choice of shops, pubs, restaurants, cinema, leisure facilities, supermarkets, good secondary school and a racecourse. There is the added benefit of a mainline railway station with connections to York and London and Scotland. Some services complete the journey to Kings Cross in under two hours. The nearest city is York, (approx.20 miles away) which is rich in history and has an array of amenities and on the outskirts are the Monks Cross and Vangarde shopping parks which include a John Lewis and Marks and Spencer.

#### About this property

Burnham House is a fabulous home offering expansive accommodation and is particularly adaptable, and flows well creating a real sense of spaciousness. The superb open plan kitchen is very well equipped and functional and features built in appliances, handmade units and

a fantastic period range. From the kitchen is a very useful boot room and w.c. There are three wonderful reception rooms - a cosy family room with doors leading onto the terrace, which is ideal for relaxing, the equally impressive elegant sitting room is the perfect space for winter months with the log burner; the dining room is ideal for entertaining and family gatherings. All rooms give a perfect balance of combining family and entertaining spaces. The bedrooms are set over the first floor providing extensive and flexible accommodation with an impressive principal suite with luxury en-suite bathroom with views over the rear garden. There are three further good sized bedrooms and a family shower room. The house is set in about 3.9 acres of beautiful grounds, including the attractive lawned garden, well stocked borders, mature trees, stables, 4 paddocks and a lunge pool. To the side of the house is a separate lane with access to the stables and paddocks. In addition there is a double garage and plenty of parking

#### Viewing

Strictly by appointment with Savills







**Burnham House, Thirsk**  
Main House gross internal area = 2,271 sq ft / 211 sq m  
Garage gross internal area = 317 sq ft / 29 sq m  
Total gross internal area = 2,588 sq ft / 240 sq m



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The position & size of doors, windows, appliances and other features are approximate only.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		<b>83</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>56</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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