



## AN IMPRESSIVE COUNTRY HOUSE SET IN THE NORTH YORKSHIRE COUNTRYSIDE

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BRECKENBROUGH HOUSE  
SAND HUTTON, THIRSK, NORTH YORKSHIRE

savills



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**BRECKENBROUGH HOUSE**  
SAND HUTTON, THIRSK,  
NORTH YORKSHIRE, YO7 4EL

## **Situation**

Breckenbrough House is well situated to the west of Thirsk just off the A167, which provides excellent access to the A61 to the south and Northallerton about 8 miles to the north. The A61 provides good access to the A1(M) approximately 6 miles to the south west. The local rail network can be accessed at Northallerton and Thirsk, approximately 4 miles to the east which links to the main east coast mainline at York.

## **Description**

Breckenbrough House is an attractive and spacious country property which would benefit from internal re decoration to suit a purchasers individual requirements. Breckenbrough House would suit a wide variety of residential purchasers wishing to create either a spacious family home or even two dwellings within an attractive period property.

The house is set in approximately 3.3 acres which includes predominantly lawned gardens, a fruit orchard, a former tennis court, a wooded area and pond.

A further 2 acres of paddocks may be available. The ground floor tack room situated on the north side of the courtyard and accessed from the Games Room and coloured grey on the floorplan is currently sub let but could be available.





## General information

### Rights of way, Easements and Wayleaves

The property is sold subject to, and of the benefit of all existing wayleaves, easements and rights of way, public and private whether specifically mentioned or not.

There is a shared access over the first section of the entrance drive along which a public footpath runs following the southern boundary of the property.

### Services

Mains water, electricity, oil central heating and private drainage. The purchaser will be responsible for moving the oil tank from the neighbouring property and if the tack room is not purchased the purchaser will be required to move the boiler.

The septic tank is also situated on the neighbouring property.

### Tenure

Breckenbrough House is for sale freehold with vacant possession upon completion.

### Council Tax

Band H. Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire, DL6 2UU. Tel: 01609 779977

### Viewing

Strictly by appointment through the selling agent Savills

### Directions

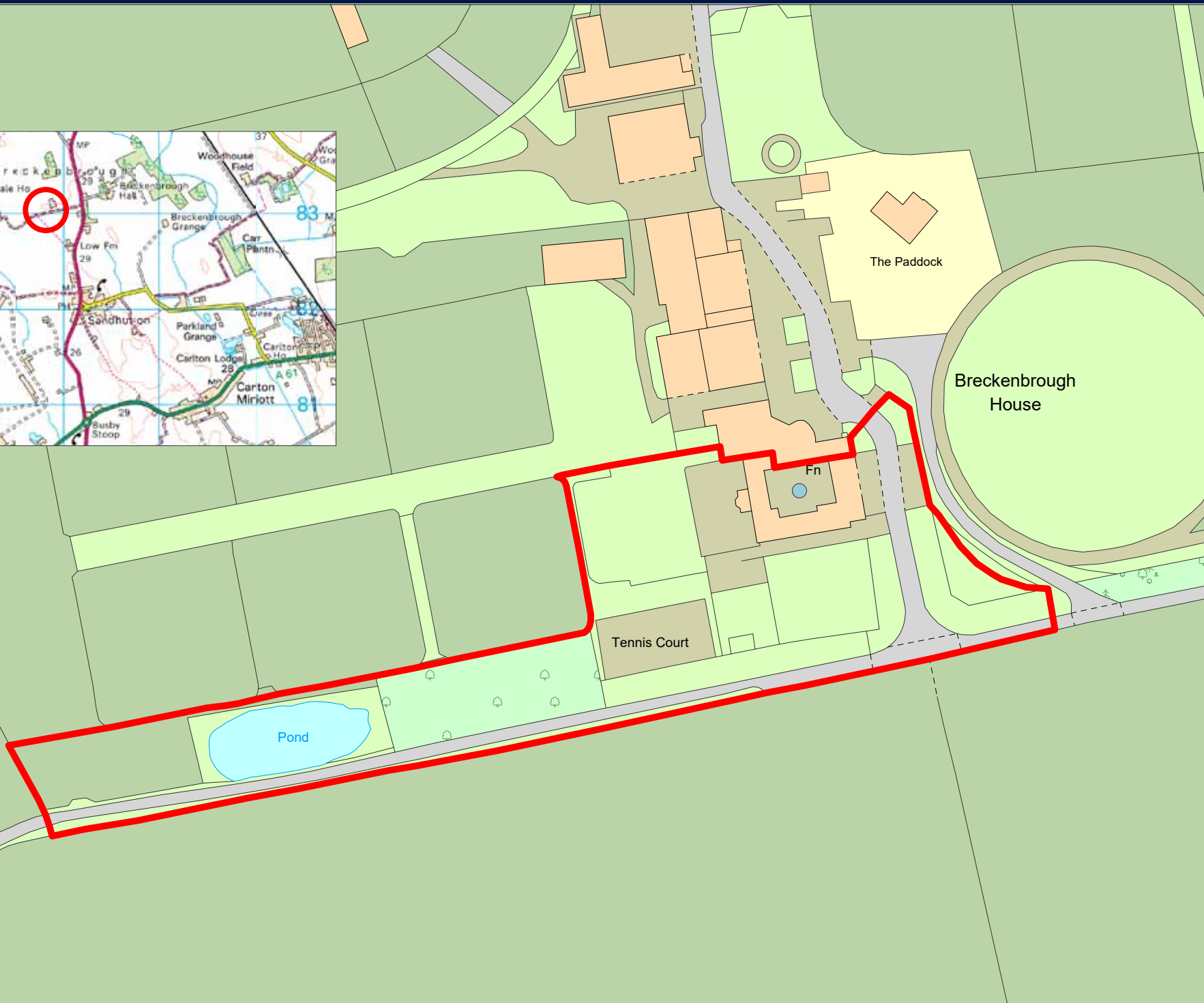
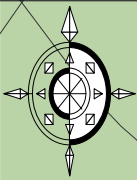
From junction 50 of the A1(M) take the A61 east towards Thirsk after approximately 4 miles at the Busby Stoop roundabout with the A167 turn left towards Northallerton. Travel approximately 1.5 miles and turn left through the brick pillar and iron gates signposted "Breckenbrough House". Then take the second driveway on the right and the house is on your left.









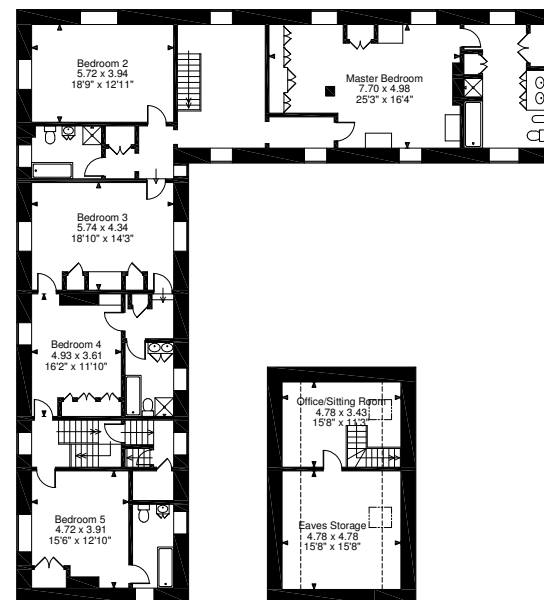
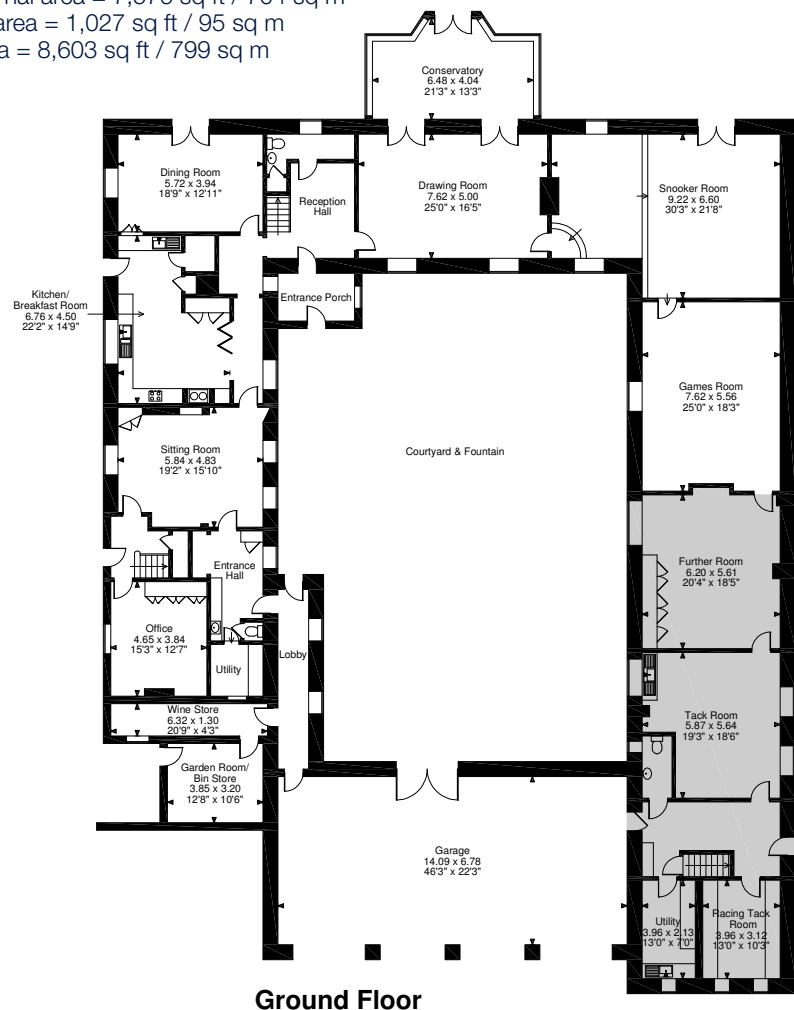


## FLOORPLANS

Main House gross internal area = 7,576 sq ft / 704 sq m

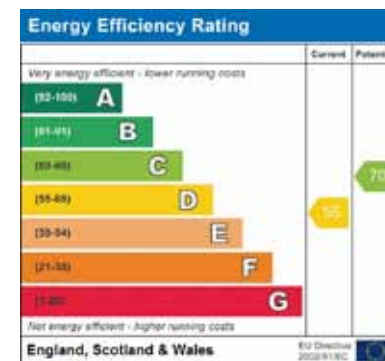
Garage gross internal area = 1,027 sq ft / 95 sq m

Total gross internal area = 8,603 sq ft / 799 sq m



First Floor

Floor Above Bedroom 5



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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