



**STREET HOUSE FARM**  
Newsham, Near Thirsk

**Carter Jonas**



## STREET HOUSE FARM, NEWSHAM, NEAR THIRSK YO7 4DQ

Thirsk – 4½ miles

Northallerton – 6 miles

Ripon – 11½ miles

Spacious reception hall · Cloakroom · Sitting room  
Dining room · Study · Family room · Breakfast kitchen  
Utility room · Boot room · Secondary cloakroom  
Landing · Principal bedroom with an en suite shower  
room · Guest bedroom with an en suite shower room  
Two additional double bedrooms · House bathroom  
Electrically operated entrance gates · Tarmacadam  
drive · Double carport · Garage · Potting shed/store  
Large south west facing terrace · Lawned gardens  
beyond · Paddock land · Wide frontage onto River  
Wiske with fishing rights

Street House Farm occupies an excellent location, hidden away from public view and set well back from the A167. It is conveniently located between Thirsk, Northallerton and Ripon and within easy access of the A1(M). A good range of everyday facilities are available in the aforementioned market towns and City and there are an excellent range of schools nearby for children of all ages. For the commuter, there is easy access to the A1(M), A19 and A168, making the commercial centres of Teesside, York and Leeds within comfortable daily travelling distance. In addition, railway stations in Thirsk and Northallerton are on the east coast mainline and provide access to York and London Kings Cross to the south and Newcastle to the north.

Street House Farm is an impressive family house in every respect. Originally a modest period farmhouse, the property has been skilfully and substantially extended to provide excellent family accommodation which extends to just under 3,500 sqft (325 sqm) of living space.

**A SUBSTANTIAL DETACHED PROPERTY PROVIDING EXCELLENT FAMILY ACCOMMODATION EXTENDING TO ALMOST 3,500 SQFT OF LIVING SPACE, OCCUPYING A LOVELY SETTING AMIDST JUST OVER 9½ ACRES OF GARDENS, GROUNDS AND Paddock LAND, ENJOYING LOVELY OPEN VIEWS TO THE SOUTH WEST AND OCCUPYING A SEMI RURAL YET CONVENIENT POSITION BETWEEN NORTHALLERTON AND THIRSK.**



To compliment the excellent accommodation on offer, the property enjoys a lovely setting with large gardens of about 1 acre together with paddock land of just over 8½ acres, culminating in a wide frontage onto the River Wiske, over which fishing rights are enjoyed.

## ADDITIONAL INFORMATION

**Tenure:** We are advised that the property is freehold and vacant possession will be given on legal completion.

**Services:** We are advised that mains water and electricity are installed. Drainage is to a sewerage treatment plant. Central heating is provided by an oil fired boiler with underfloor heating in the hall, kitchen and family room

and electric underfloor heating in the bathroom. The property has double glazed windows throughout.

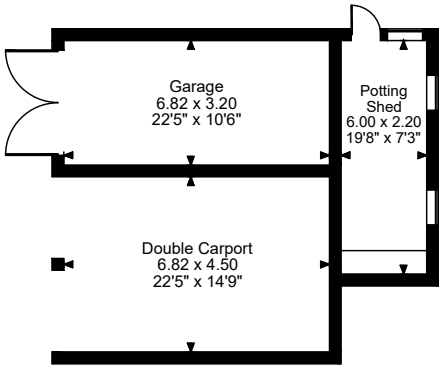
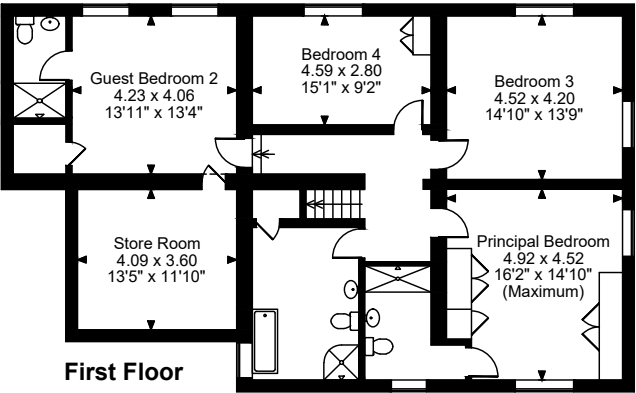
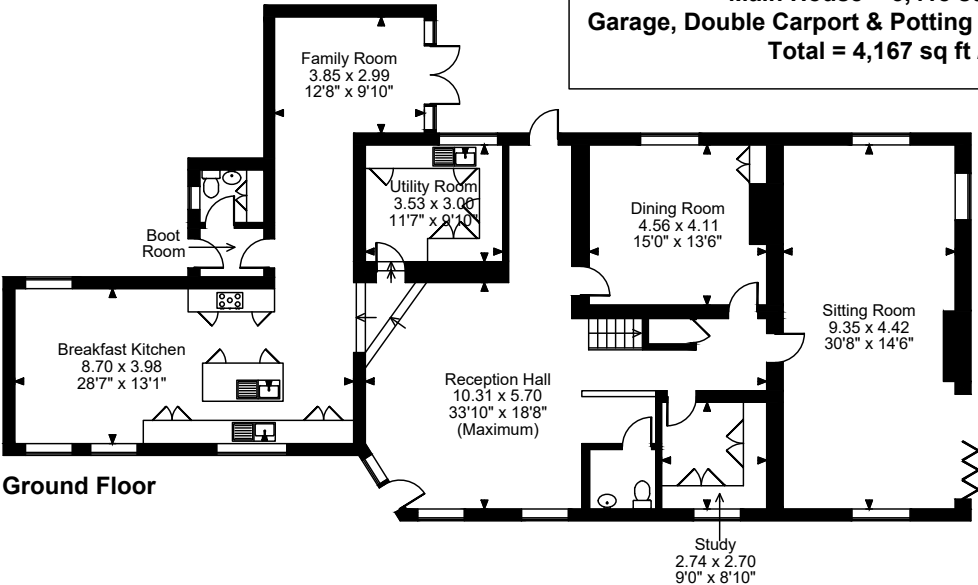
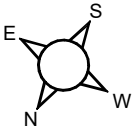
**Viewings:** Strictly by appointment through the selling agents – Carter Jonas – 01423 523423.

**Directions - YO7 4DQ:** From either Ripon or Thirsk, proceed on the A61 to the Busby Stoop roundabout. At the roundabout, proceed north on the A167 for about 3 miles, passing through Sandhutton and Breckenbrough. Proceed past the turning on the right to Thirsk and the turning on the left to Kirby Wiske/Maunby. Continue for just under ½ a mile and the entrance to Street House Farm is on the left, just about at the brow of the hill. Proceed through the wrought iron gates and follow the drive down to the property.





**Street House Farm, Newsham**  
**Approximate Gross Internal Area**  
**Main House = 3,418 sq ft / 318 sq m**  
**Garage, Double Carport & Potting Shed = 749 sq ft / 70 sq m**  
**Total = 4,167 sq ft / 387 sq m**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
 □ □ □ Denotes restricted head height  
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8662755/CHC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	71	81
England & Wales EU Directive 2002/91/EC		









---

**Harrogate & Leeds 01423 523423**

harrogate@carterjonas.co.uk

Regent House, 13-15 Albert Street, Harrogate, HG1 1JX

**carterjonas.co.uk**

Offices throughout the UK

---

*Exclusive UK affiliate of*

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

**IMPORTANT INFORMATION**

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.