



£349,500

Plot 3 Dovecote Mews, Sandhutton

House | 2 Bedrooms | 1 Bathroom

01423 276100

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# Step Inside

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## Property Description

**\*\* NEW HOME \*\***

An exciting opportunity to purchase a brand new two bedroom mews house forming part of this exclusive gated development of four individual properties situated in the much sought-after village of Sandhutton, Thirsk.

## Main Particulars

**\*\* NEW HOME\*\***

An exciting opportunity to purchase a brand new two bedroom mews house forming part of this exclusive gated development of four individual properties situated in the much sought-after village of Sandhutton, Thirsk.

This desirable home reveals spacious and well planned accommodation finished to a high standard throughout and comprises; entrance hall with cloakroom wc and stairs to first floor, living room with dual aspect windows and a light and airy dining kitchen with a range of integrated appliances, engineered wood flooring, quartz worktops and bi-fold doors to the garden.

To the first floor there are two double bedrooms and a stylish house bathroom, each room having high vaulted ceilings creating an abundance of light and sense of space.

Outside a rear garden offers a low-maintenance outdoor area. There is a single garage and 2 parking spaces within the courtyard, complete with an EV car charging point, accessed via gates and set back from the village road.

The property is available to view and reserve now. Build completion is anticipated early 2025

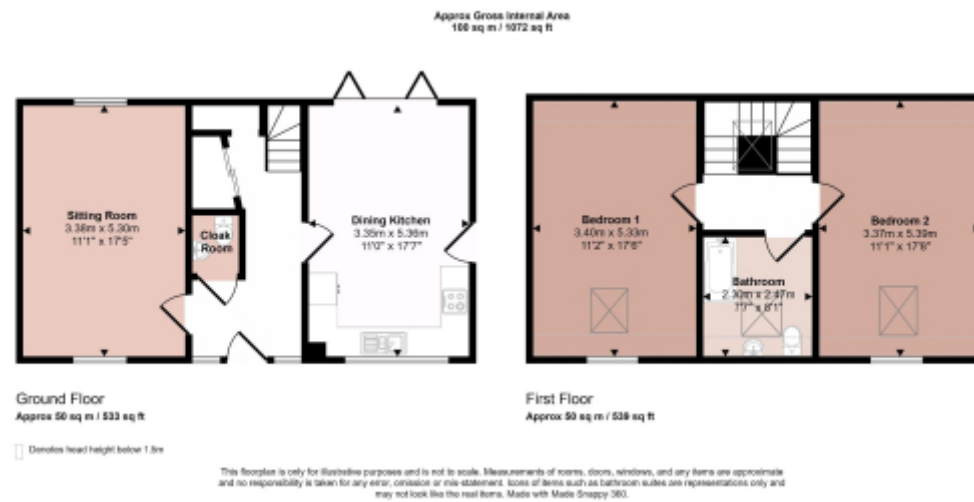
The picturesque village of Sandhutton sits about three miles west of Thirsk, which has an excellent public house serving food, a church and thriving community. The rail station at Thirsk supports Grand Central (London Kings Cross about two hours) and TransPennine (York, Leeds, Manchester airport) trains. Thirsk itself is a busy market town with independent shops, supermarkets, restaurants and cafes. There is also a cinema, swimming pool, gym and arts centre. York (approx. 26 miles), Harrogate (approx. 20 miles) and Leeds/Bradford airport (about 35 miles) are all within easy reach. There are multiple private and state education opportunities nearby including Queen Mary's School, Ampleforth College, Cundall Manor, Aysgarth School, Ripon Grammar and St. Peters School.

Agents notes.

Please note the sellers are directors of Newby James Estate Agents Ltd.

Tenure: Freehold  
Parking options: Garage, Off Street  
Garden details: Private Garden





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 13566874 Registered Office: , 15 Market Place, Knaresborough, HG5 8AL

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