



£420,000 Guide Price

The Farlington

Bungalow | 3 Bedrooms | 1 Bathroom

01423 276100

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Step Inside

Key Features

- RESERVE NOW, SELLING FAST!
- Open Plan Kitchen/Diner With Doors To The Garden
- High Quality Fixtures & Fittings Throughout
- Air Source Heat Pump underfloor Heating
- 10 Year New Build Warranty
- North Yorkshire Village Location
- Bungalow

Property Description

**** Virtual Tour****

The Farlington is a beautifully designed 3-bedroomed bungalow property situated towards the head of a cul-de-sac within an exclusive development of 16 homes in the picturesque village of Sandhutton, Thirsk.

Due for completion in early 2026

Main Particulars

Designed for contemporary family lifestyles, The Farlington delivers a seamless balance of sophistication, comfort, and space.

The property's layout flows effortlessly. Entering the property you are greeted by a beautiful wide entrance hall which is the spine of the property with 3 double bedrooms, complemented by a beautifully appointed family bathroom featuring high-specification fittings and contemporary design. The Farlington features a spectacular light-filled kitchen diner with premium integrated appliances and a double height apex window and patio doors leading to a stone patio and landscaped garden ideal for alfresco dining and entertaining in complete privacy. A convenient storage cupboard completes the property footprint.

Finished to the highest standards with premium engineered wooden flooring in the hall and kitchen. The Kitchen is complemented with quartz worktops and a well apportioned island layout. All of the doors are finished oak further enhancing the luxury feel to The Farlington. The property has underfloor heating throughout creating a cosy feel in this well apportioned bungalow.

A generous store / garage with electric roller shutter door is a great convenient addition to the property.

Set at the head of a cul-de-sac within an exclusive development, The Farlington epitomises modern luxury, combining architectural distinction with the quiet prestige of its surroundings with the added benefit of no through traffic due to location.

Sandhutton is a small and quietly prestigious village in North Yorkshire, approximately 3 km west of Thirsk.

Nestled beside open farmland and serviced by the A167, the village offers a rural country lifestyle with excellent connectivity.

At its centre stands the parish church of St Leonard's Church, Sandhutton, which overlooks the village green and anchors the community.

The housing stock leans heavily toward detached homes, reflecting the area's appeal to owners looking for a spacious and discreet setting.

In summary, Sandhutton delivers refined village living within easy reach of regional transport and amenities, making it an attractive location for discerning buyers.

Tenure: Freehold

Parking options: Driveway

Garden details: Enclosed Garden, Private Garden, Rear Garden

Electricity supply: Mains

Heating: ASHP

Water supply: Mains

Sewerage: Mains



Approx Gross Internal Area
96 sq m / 1031 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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