



**MIDSUMMER COTTAGE, SESSAY, THIRSK**  
£750,000

**Carter Jonas**



## MIDSUMMER COTTAGE, SESSAY, THIRSK, YO7 3NL

Midsummer Cottage is a superb example of a characterful period property which has evolved over time to accommodate the preferences of modern-day life. Designed by William Butterfield, one of the most influential Victorian Gothic architects in 19th century Britain, the property has been sympathetically upgraded in recent years to offer the ideal balance of traditional charm and contemporary architecture.

The house has been thoughtfully extended with indoor/outdoor living in mind, sensitive to the natural environment and making the most of the generous half-acre plot. The eye-catching, glazed exterior ensures excellent natural light and garden views, and opens onto a landscaped marble terrace. Internally, this comprises an open plan living-dining area with underfloor heating, and a locally handmade oak kitchen with black granite work surfaces and integrated Gaggenau appliances.

The original part of the house offers two cosy reception rooms (one currently serving as a third bedroom), featuring exposed beams and a log burner, and Parquet oak flooring. Reconfigured in recent years to provide a practical layout, a spacious central hallway with Italian travertine flooring also gives access to a utility room and house bathroom, with freestanding roll top bath and a walk-in shower cubicle. Upstairs are two generous double bedrooms, one with fitted wardrobes and a useful airing cupboard.

Bespoke oak doors with beautifully designed stained-glass windows lead out to the rear of the property; a gated gravel driveway provides ample space for parking, and there is a double garage, skilfully designed with sleek timber sliding doors, Podpoint electric vehicle charging point and wildflower meadow eco roof. Additionally, there is a workshop with a fully glazed area ideal for germination, which could be converted to an office/studio if desired.

The garden extends to approximately half an acre; formally an orchard it is abundant with mature trees, many fruit bearing and blossoming varieties, interspersed with natural wildflowers, planted beds and shrubbery. There is a natural pond and a wildlife pond, a well-prepared vegetable plot, around which sit well-maintained lawns. A fabulous palette of colour, everchanging with the seasons, this is a true gardener's haven and slice of country living at its best.

Sessay lies approximately 20 miles north of York, about midway between the well served market towns of Easingwold and Thirsk, and a short distance from the A19 and the A168. It has a particularly vibrant community which revolves around the village hall and sports field, incorporating cricket and bowls clubs. At the opposite end of the village, and alongside St Cuthbert's Church is a well-regarded Church of England primary school. The famous White Horse of Kilburn can be spotted from the village, a short distance to the east on the Hambleton hills; an area which offers excellent walking trails, a gliding club, mountain biking and other outdoor pursuits.

**A SUPERBLY EXTENDED PERIOD HOUSE, SET IN MATURE GARDENS AND OCCUPYING A PEACEFUL POSITION WITH RURAL VIEWS.**





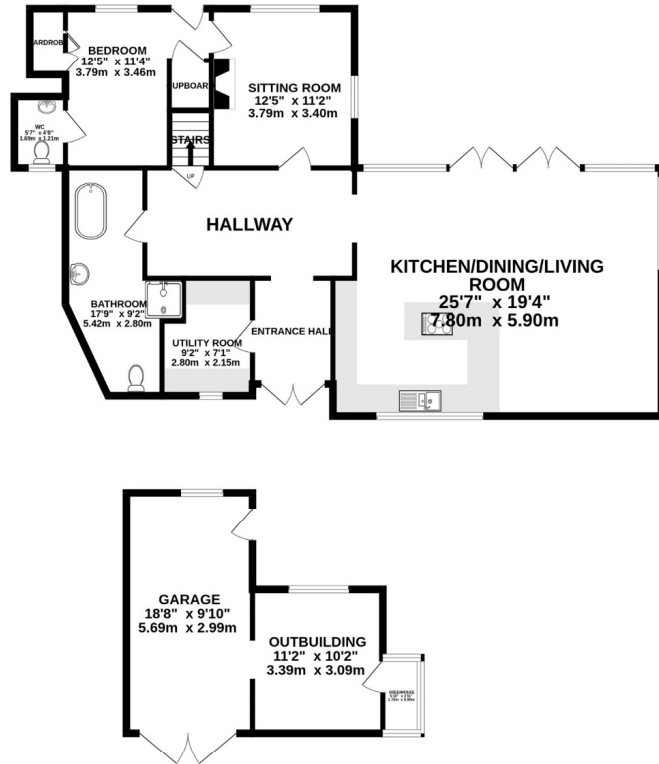




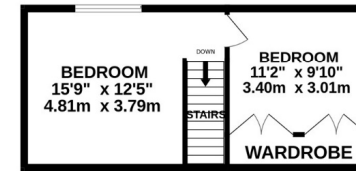




GROUND FLOOR  
1907 sq.ft. (177.2 sq.m.) approx.

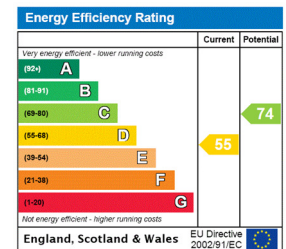


1ST FLOOR  
335 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA : 2242 sq.ft. (208.3 sq.m.) approx.

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York 01904 558200

york@carterjonas.co.uk  
82 Micklegate, York, YO1 6LF

carterjonas.co.uk  
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