



THE ROWANS, MAUNBY, THIRSK
NORTH YORKSHIRE, YO7 4HD



THE ROWANS, MAUNBY

Thirsk, North Yorkshire, YO7 4HD

Set in the highly sought-after village of Maunby, this charming detached bungalow sits within generous south-facing gardens and enjoys stunning views over open countryside. With spacious living areas, three double bedrooms, and a versatile layout, the home offers tremendous potential for modernisation, extension, or redevelopment. The beautifully landscaped grounds, detached garage and workshop, and peaceful rural setting combine to create a truly special property, ideal for those looking to put their own stamp on a home in one of North Yorkshire's most desirable villages.

- Three Bedroom Dormer Bungalow
- Sought After Village of Maunby
- Scope for Updating & Extension (subject to planning consent)
- Stunning South Facing Garden
- Garage, Workshop & Off Street Parking
- EPC Rating TBC

OFFERS OVER £400,000

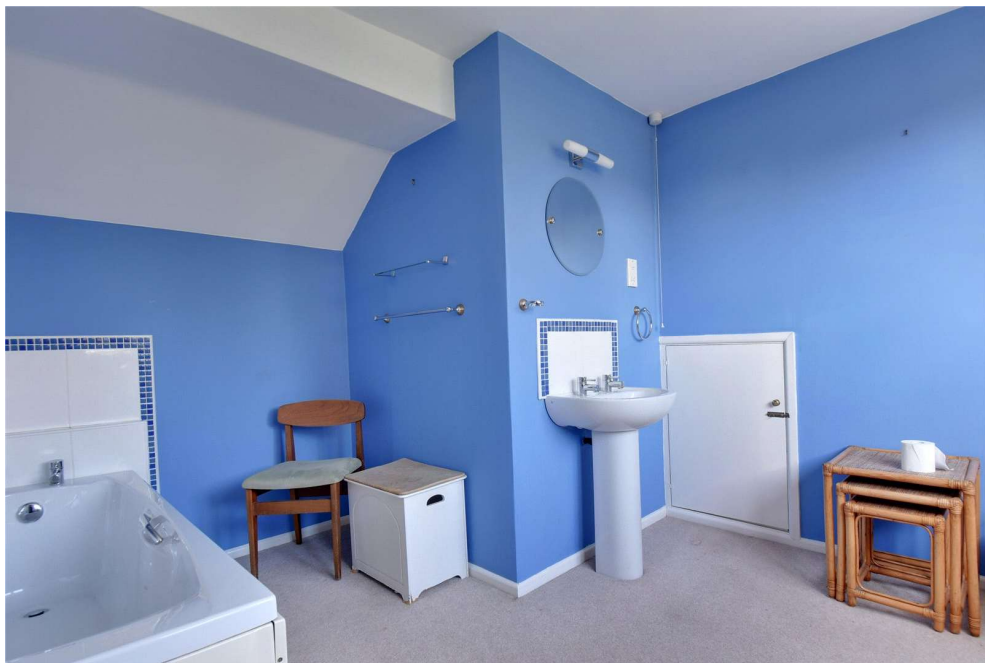
GET IN TOUCH

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DESCRIPTION

An Attractively Positioned, Well-Proportioned Three Bedroom Detached Bungalow Set Within Generous South-Facing Gardens in This Highly Sought After North Yorkshire Village. This property gives an excellent opportunity to create a truly individual home in a highly desirable setting.

This charming detached bungalow enjoys a peaceful position within the picturesque village of Maunby, surrounded by open countryside and with delightful views to the rear. The property offers spacious and versatile accommodation, standing on a generous plot with beautifully landscaped gardens, a detached garage and workshop, and ample parking.

The accommodation briefly comprises a welcoming entrance vestibule leading into a spacious hallway with stairs rising to the first floor. The main reception room is a light and airy space, featuring a large window overlooking the front garden and an attractive fireplace with a recently installed log burner. The well-proportioned dining kitchen offers an extensive range of beech-fronted units, integrated appliances, and ample room for family dining, with a door leading to a useful utility/conservatory enjoying pleasant views across the garden.

There are two comfortable ground-floor bedrooms, each with fitted wardrobes, alongside a dining/sitting room that could alternatively serve as a third bedroom or home office. The ground-floor shower room is fully tiled and fitted with a modern suite. To the first floor is a further double bedroom with built-in storage and a spacious bathroom with under-eaves storage, enjoying lovely views over the garden and open countryside beyond.

Externally, the property sits within beautifully established grounds extending to the front, side and rear, with lawns, mature planting and a variety of fruit trees. A block-paved driveway provides off-street parking for several vehicles and leads to a detached garage with adjoining workshop and oil store. The south-facing rear garden is a particular feature, offering a high degree of privacy, a large patio area ideal for outdoor dining, and stunning open views across adjacent farmland.

This is a rare opportunity to acquire a substantial home on a generous plot within one





of North Yorkshire's most sought-after villages — perfectly suited for those looking to modernise, extend, or redevelop to create a home of significant quality and appeal.

LOCATION

Maunby is a picturesque and peaceful North Yorkshire village, perfectly positioned between the market towns of Northallerton and Thirsk. Set amidst beautiful open countryside and bordered by the River Swale, it offers an idyllic rural lifestyle while remaining well connected to nearby amenities and transport links. The village is known for its friendly community spirit, traditional charm, and attractive mix of period homes and cottages. With scenic walks, cycling routes, and an active village hall at its heart, Maunby provides the perfect balance of tranquillity and accessibility — a quintessential Yorkshire village offering a slower pace of life in a stunning natural setting.

Charges

North Yorkshire Council Tax Band D.

Services

Mains electricity, water and drainage are connected. Oil-fired central heating boiler to radiators and also supplying hot water.

Tenure

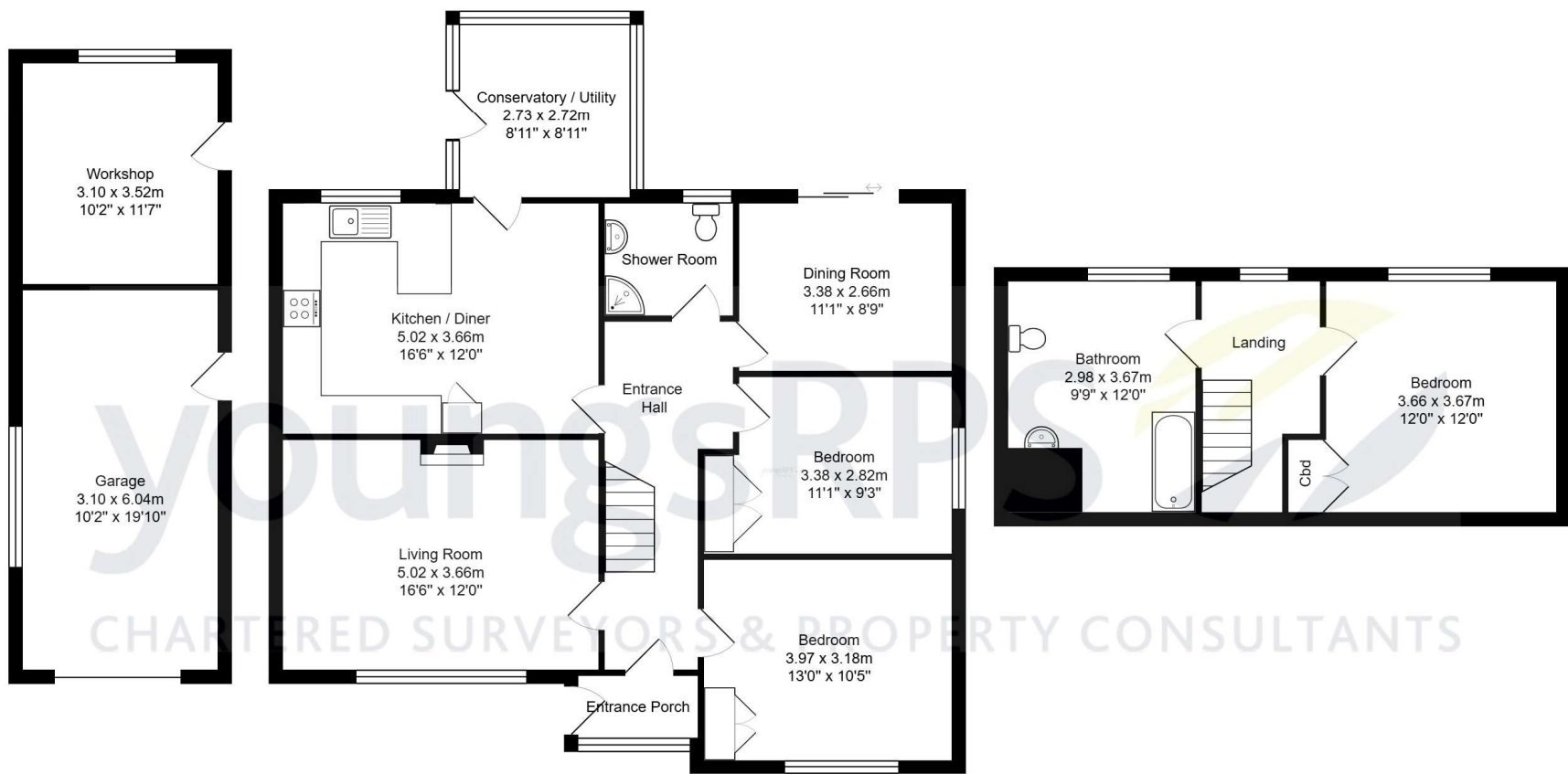
The property is Freehold.

Viewings

By appointment with the Agents. Please contact 01609 773004.

Agent's Notes

Free Market Appraisal - We will be pleased to provide unbiased and professional advice, without obligation, on the marketing and current value of your present home.



All measurements are approximate and for display purposes only.

www.youngsrps.com
Northallerton 01609 773004



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