



1 & 2 CHURCH VIEW, FELIXKIRK, THIRSK
£550,000

Carter Jonas

1 & 2 CHURCH VIEW, FELIXKIRK, THIRSK, YO7 2DP

A unique chance has arisen in the sought-after village of Felixkirk to purchase a pair of semi-detached properties with clear scope to create a substantial detached home. Positioned side-by-side and offering complementary layouts, the two homes at 1 and 2 Church View present a rare opportunity for a creative buyer to reconfigure, extend or remodel to suit individual needs—all within a peaceful village setting. Any future combination or redevelopment would, of course, be subject to the necessary planning consents. Notably, planning permission has already been granted for rear extensions to both properties, along with a car port and store - offering a helpful starting point for any future scheme.

Number One offers three bedrooms and a WC on the first floor, with two reception rooms, kitchen, bathroom, and a useful store on the ground floor. Number Two provides a similar ground floor layout—two reception rooms, kitchen, bathroom and study—but the first floor comprises two well-proportioned bedrooms and a separate WC, offering a slightly different internal footprint.

Externally, both houses benefit from front gardens with hedging and side paths leading to private rear courtyards. The left-hand property enjoys a generous side garden, and if the two plots were combined, they would offer outside space to three sides—ideal for landscaping, extending, or simply enjoying an expansive private setting. Accessed via a shared drive, the rear also provides ample parking.

Opportunities of this nature—where existing properties can be creatively developed into a single, bespoke home—are increasingly scarce, particularly in desirable, established villages like Felixkirk. This is a rare blank canvas with potential rarely found outside of building plots.

Planning references: ZB23/01333/FUL (extensions) and ZB23/01365/FUL (car port and store)

TENURE Freehold

LOCAL AUTHORITY North Yorkshire Council

COUNCIL TAX BAND D

EPC BAND E

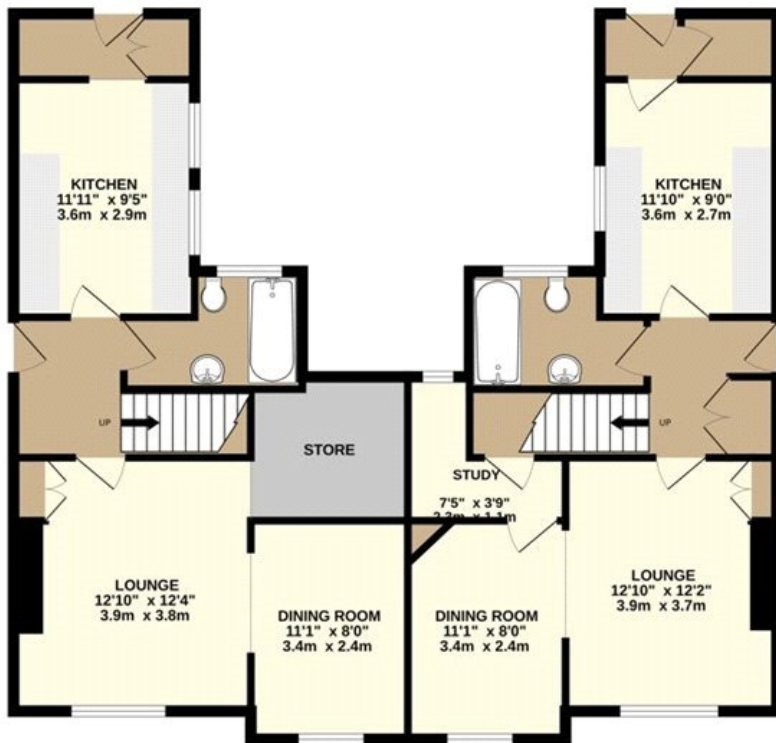
A RARE OPPORTUNITY TO ACQUIRE TWO ADJOINING VILLAGE PROPERTIES WITH SCOPE TO CREATE A GENEROUS DETACHED HOME IN THE HEART OF FELIXKIRK—AN IDEAL PROJECT FOR BUYERS SEEKING SPACE, FLEXIBILITY, AND A PRIME VILLAGE SETTING



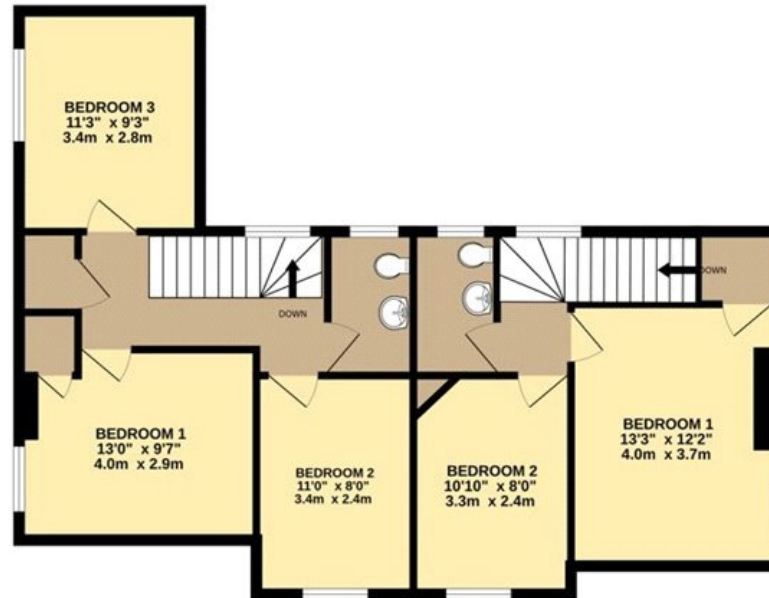




GROUND FLOOR
1065 sq.ft. (99.0 sq.m.) approx.



1ST FLOOR
757 sq.ft. (70.3 sq.m.) approx.

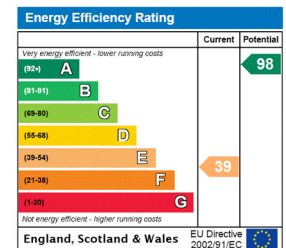


A PAIR OF SEMI DETACHED PROPERTIES, PERFECT OF CREATING ONE GRAND HOUSE

TOTAL FLOOR AREA : 1823 sq.ft. (169.3 sq.m.) approx.

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