



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE

**Straten, 66 Front Street,
Sowerby, Thirsk, North Yorkshire,
YO7 1JF**

Guide Price £370,000

This fantastic home will be enjoyed by the successful purchaser and is only being brought to market due to a relocation for work. Having been thoughtfully restored and extended by the current owners, the level of detail taken is very clear and now offers superb living space set over three floors. With the perfect position overlooking the village church and low-maintenance gardens, we are seeking clients who can proceed with pace.



- Extraordinary Position in Sowerby
- Beautifully Presented
- Extended to Provide a Breakfast Kitchen
- Multiple Upgrades
- Double Bedrooms
- Two Shower Rooms
- Private Garden
- Views of the Village Church

Property Description

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On entering the home into the reception hall, there are doors which lead to the living room and snug area. However, there is also a very useful utility room and the original staircase which is centrally positioned. The living room offers a perfect balance of entertaining space and also a quieter area of the home. There is a multi fuel stove and through the large sash window, there are excellent views over the village church.

Adjacent to the living room is the 'snug' which, being open plan, provides a superb entertaining area and also flexible use as a further reception room. Also located on the ground floor is the utility room which provides potential to install a cloak room if desired adding value to this home.

The extended part of this property is a brilliant design which allows for cooking and eating though the addition of the large windows and also sky light uses all the natural light available, The kitchen boasts a full range of contemporary base and wall units with a host of fitted appliances and superb worksurface area. One of the appliances to be included in the sale is the Franke Tap providing both exceptionally hot water on demand which the vendors have mentioned "They will be definitely installing one in the next home" The very large picture window does frame the fabulous rear garden and there is a side door to access this space. Also, there is a very useful pantry and wine rack which enables more, out of sight, storage.

On the first floor, there are two double bedrooms with the larger of the two having sash window to the front elevation. This room easily accommodates a multitude of free-standing furniture should you be downsizing and also exceptional ceiling heights. Also, there is the main shower room which has also been upgraded by the vendors meaning that there should be no major changes required by the purchaser.

The second floor offers a very unique space which the owners use as the main bedroom. Fitted with bespoke wardrobes, there is also a shower room with step-in shower, w.c and also a wash hand basin sink. What can not be appreciated from the photographs are other areas of this floor which the owners use for a very quiet reading area which takes in views over Sowerby and also further storage/ wardrobe and under eaves storage,

Externally, the rear gardens offers a perfect blend of established beds and borders and areas to sit enjoying the many different vantage points of this garden.

We have been informed by the vendors that there has been an extensive list of upgrades which can be discussed throughout the viewing and should ease concerns for those looking to purchase a home of age as these elements should not require maintenance for a time.

Important Information

Like many terraced properties in this area, there is a right of way over the adjoining properties garden allowing access via foot for this home to benefit from. There are no rights of way over this property.

Also, there is no allocated parking though the owners have never had any issues. This again can be found with many homes on Front Street, irrelevant of price.

The property is free hold

Council: North Yorkshire

Tax Band:

EPC: D

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/2337-4826-4200-0319-7222>

The village of Sowerby

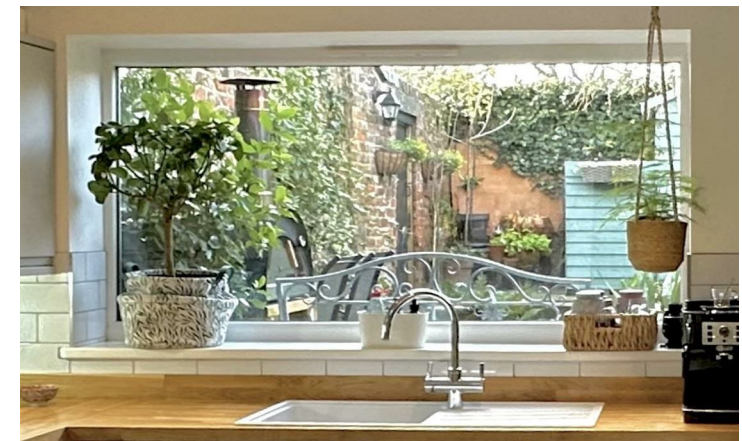
The village of Sowerby links with Thirsk, but retains its own identity and is set in the heart of 'Herriot Country', the gateway to the Yorkshire Dales National Park to the west and the North Yorkshire Moors National Park to the east. Thirsk is also the Darrowby of the late 'James Herriot' (Alf Wight), famous vet and author.

On Front Street, which is the main road through the village, an avenue lined with trees, is an old timbered house and the historical village church, and over Cod Beck at the southern end is an old packhorse bridge.

Local facilities include a reputable public house and a nursing home. There are several schools in Sowerby -Thirsk School on Topcliffe Road, and also a primary school. The village is within easy access of the A1, A19/A168 for commuting both north to Teesside and south to York.

Disclaimer

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been









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4 Finkle Street, Thirsk, North Yorkshire, YO7 1DA
t. 01845 525112 | e. sales@lukemiller.co.uk | www.lukemiller.co.uk

VAT Registration Number 545 660 42

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