



8 Croft
Heads, Thirsk, YO7
1ND
Offers Based On



Luke Miller & Associates
ESTATE AGENTS LETTINGS AGENTS FINANCE

Located in a delightful position, this preserved family home has not been brought to the open market since 1951 and is ideal for those wishing to restore a 1930's home to its original character or indeed remodel the property in a contemporary style. With large living accommodation set over two floors, gardens, garage and off road parking, viewings are essential.



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, the main tree lined avenue through the village, is an old timbered house and the historic village church. Over Cod Beck at the southern end is an old packhorse bridge. There are several schools in Sowerby - Thirsk School on Topcliffe Road, two primary schools and a nursery. Local facilities include a reputable public house and a nursing home. The village is within easy access of the A1, A19/A168 for commuting both north to Teesside and south to York.

The Property

On entry to the home, the large reception hall grants access to the living room, dining room, kitchen, under stair storage cupboard and the staircase to the first floor accommodation. Buyers will note that the majority of the property is still in its original design, including elevated ceiling heights, picture rails, floor boards and areas of tessellated flooring. Additional elements of modernisation over the years, including windows and central heating, make this home quite a rare find.

The living room, to the front elevation, has a large bow window allowing ample natural light into the room with the focal point being the open fireplace which has a tiled surround. Behind the electric fire, the original open fireplace and chimney are still accessible and easy to reinstate. Adjacent to the living room is the formal dining room where there is also a fireplace with timber surround, and large window to the rear elevation.

The kitchen, although dated, is function-able. Similar homes have opened the wall between the kitchen and dining room creating a vary large living kitchen which is on trend with today's buyers. The kitchen has a window to the side elevation and a door to the rear vestibule, enabling access to the cloakroom fitted with toilet and hand washbasin, rear door, and garden.

The first floor has a spacious landing and boasts a window to the side elevation. The landing area leads to two large double bedrooms, a generous single bedroom and the bathroom which comprises panel bath, w.c, hand washbasin sink set on a pedestal, tiled surround and window to the rear elevation. Again, we would like to illustrate the original features that still remain in the home including floor boards which are in good condition and the original doors with furniture that remain unpainted.

Externally, the front and south facing rear gardens are well maintained. The generous driveway allows for ample off road parking and access to the rear garden and single garage. The garage already has mains power allowing for conversion to a workshop or home office.

The property is freehold

Council: North Yorkshire

Tax Band: C

EPC: D

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/8802-8476-2722-8807-6903>

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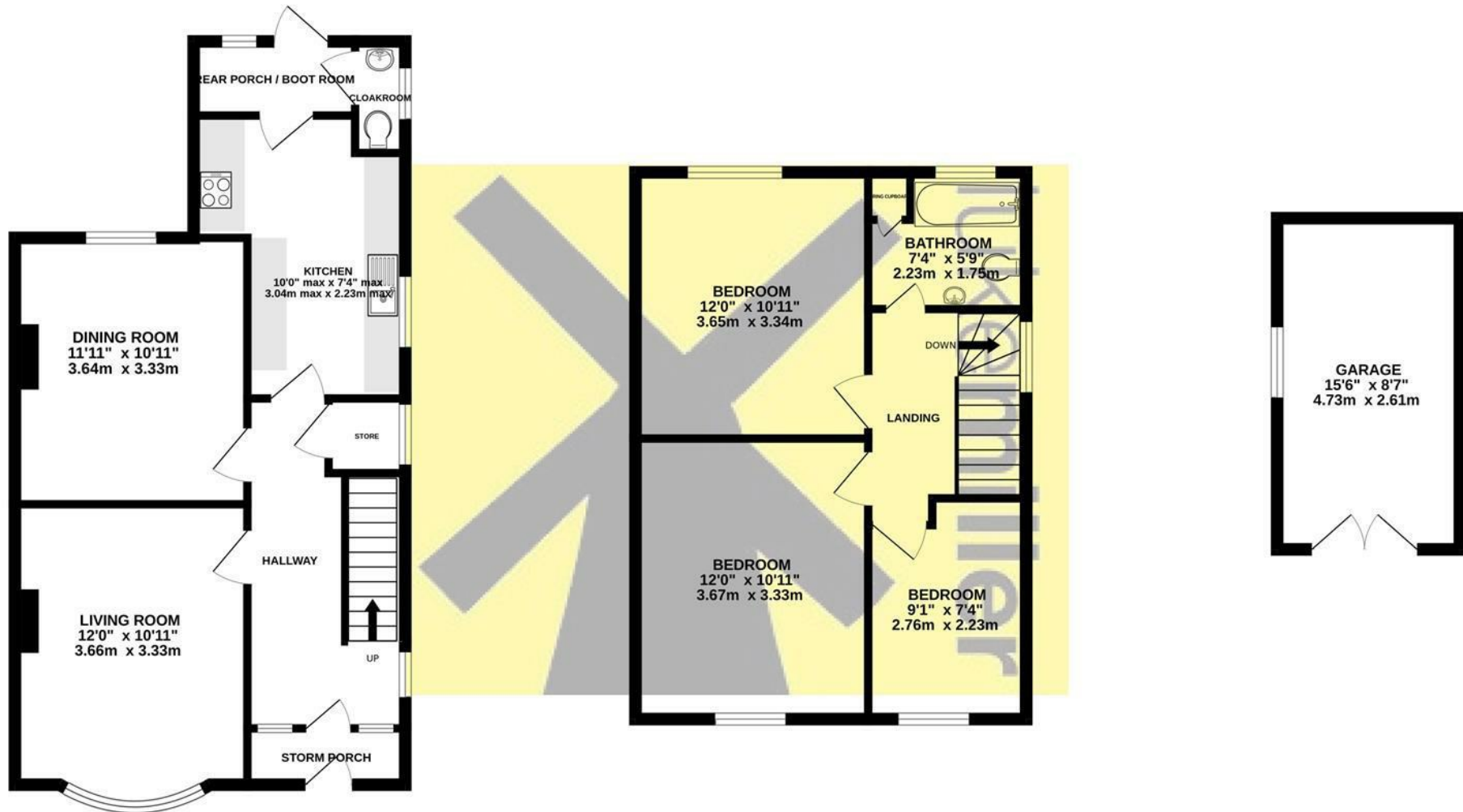




GROUND FLOOR

1ST FLOOR

GARAGE
132 sq.ft. (12.3 sq.m.) approx.



TOTAL FLOOR AREA : 1113 sq.ft. (103.4 sq.m.) approx.

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