



**Luke Miller & Associates**

ESTATE AGENTS LETTINGS AGENTS FINANCE



107 Front Street, Thirsk, YO7 1JP  
Guide Price £650,000



Milestone House is a beautifully presented home that offers an abundance of balanced living space and private gardens. Respectful of its character whilst being modernised several years ago, there is further potential to extend the home and also, subject to planning, outbuildings. Viewings are by appointment please



## The Property

Entry into the large reception hall, there is access to the majority of the ground floor accommodation with a focal point being the double sided wood burning stove, shared between the hall and also lounge, which is generous in size and has a window to the front elevation. Beyond the lounge, the formal sitting room has double doors to two elevations, one leading to the gardens and a further set of doors opening into the private yard allowing access for both the out buildings and parking. .

The bespoke hand made kitchen, by the very reputable firm Grove House, takes centre stage for the hub of the home. With clever design offering excellent storage and fitted with a host of appliances whilst the centre island also allows functionality for every day use and enables the kitchen and dining room to feel as one as they are open plan.

Completing the ground floor is the utility, cloak room and al staircase to the first floor accommodation.

The landing area leads to the two double bedrooms with the third bedroom being a walk through room- though currently utilised as a study. Furthermore, the primary bedroom has access to an area which offers further potential to the home as planning permissions were sought and passed for a dormer window to be added making this ideal for an ensuite or dressing room. We would suggest that relevant planning permission status be confirmed by the buyers prior to making an offer.

The bathroom has a contemporary design that comprises bath, separate shower cubicle, large sink set in sleek vanity with storage below, w.c, heated towel ladder, tiled surround and a window to the rear elevation.

On the second floor, this excellent space allows for a double bed set amongst the exposed beams, full range of fitted wardrobes with storage and a roof light to the front elevation. There is open floor space which maybe ideal for a dressing/seating area for the occupant of this room.

Externally, the gardens offer excellent space and privacy for the enjoyment of young families though with a slight redesign, can offer a lower level of maintenance if preferred. Currently the garden has a large lawn area, established herbaceous and flowering beds. The presentation of the gardens are enjoyed by the elevated seating area with a high brick wall surround encapsulating the gardens and views towards Sutton Bank.

Having the rare opportunity to park off road in this area, Milestone House has overcome this by having a large gravel parking area which is accessed via a remote control cantilever gate allowing the residents to drive into the grounds. This is a quite a commodity for Front Street as parking is limited. There are also two outbuildings that may offer a solution for those that require additional storage or workshop/hobby room. They do have power and light available.

### History of Thirsk & Sowerby

The information of the history of Thirsk and Sowerby can be found through the British History Online by following the link:

<http://www.british-history.ac.uk/vch/yorks/north/vol2/pp58-70>

### Important Information

Important Information disclosed to Luke Miller & Associates by the vendor:

Heating: Gas central heating throughout the home

Council: North Yorkshire

Council Tax: E

EPC: D

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/0170-2033-5050-2029-3531>

### Planning Application History

Construction of a replacement garden wall to the front elevation of the dwelling house  
Milestone House 107 Front Street Sowerby North Yorkshire YO7 1JP

Ref. No: 16/00501/FUL | Received: Mon 29 Feb 2016 |  
Validated: Thu 31 Mar 2016 | Status: Decided (Granted)

Proposed replacement of front elevation wood mock sash windows with UPVC sash windows

Milestone House 107 Front Street Sowerby North Yorkshire YO7 1JP  
Ref. No: 16/00020/FUL | Received: Mon 04 Jan 2016 |  
Validated: Wed 06 Jan 2016 | Status: Decided (Granted)

Replacement windows and construction of brick cills  
Milestone House 107 Front Street Sowerby North Yorkshire YO7 1JP  
Ref. No: 15/00955/FUL | Received: Thu 30 Apr 2015 |  
Validated: Tue 26 May 2015 | Status: Decided (Refused)

Replacement of two side windows and sills  
Milestone House 107 Front Street Sowerby North Yorkshire YO7 1JP  
Ref. No: 14/02127/FUL | Received: Mon 13 Oct 2014 |  
Validated: Tue 28 Oct 2014 | Status: Decided (Granted)

Replacement of front and back doors  
Milestone House 107 Front Street Sowerby North Yorkshire YO7 1JP

Ref. No: 13/02113/FUL | Received: Tue 08 Oct 2013 |  
Validated: Wed 16 Oct 2013 | Status: Decided (Granted)

## 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 taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. The copyright and all other intellectual property rights in this Site and marketing material ( trade marks, service marks, trading names, text, graphics, code, files and links) belong to Luke Miller & Associates. All rights are reserved.

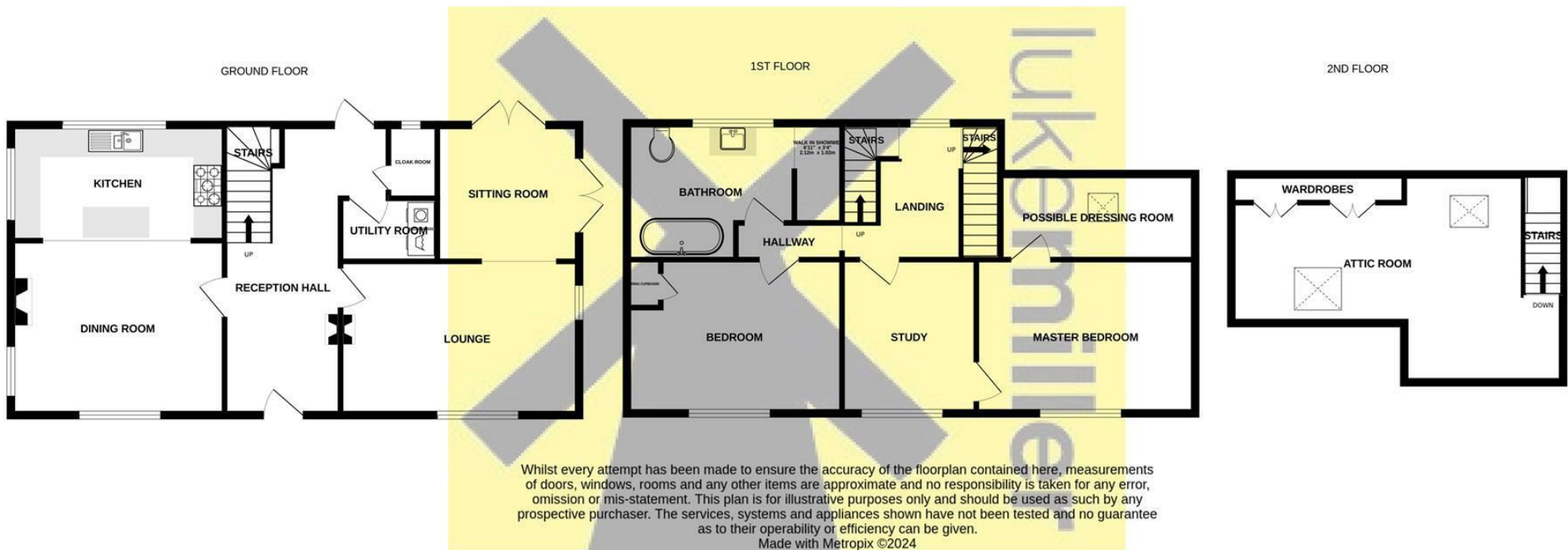












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