



**Luke Miller & Associates**

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1 Melbourne Place, Sowerby, YO7 1QY  
Price Guide £275,000



Offering exceptional living space set over three floors, this wonderful Victorian home is being marketed with No Onward Chain and we are seeking clients that can proceed quickly. Close to schools, this home also boasts a private garden and garage. Viewings are essential.



## **The Property**

On entry, the large reception hall leads to the sitting room and also the dining room. To the front elevation, the sitting room has a living flame gas fire set in a decorative surround and may be ideal for the installation of a wood burning stove, if on your list of 'must haves'. Beyond the sitting room, the dining room will easily accommodate a full dining table and chairs and leads to the garden room and also the kitchen making this an ideal space for entertaining.

The very functional kitchen has a fitted range of base and wall units, host of fitted appliances and also superb worksurface area. There is also access to the conservatory, utility room and in turn, the cloak room.

The two additional reception rooms, conservatory and garden room, take in views of the private and south facing gardens which make them an ideal space for entertaining or indeed a quite space.

On the first floor, there are two bedrooms and also the bathroom with dressing area. The bathroom comprises panel bath, walk in shower, wash hand basin sink set on a vanity unit with storage and also a further double linen store.

Completing the home is the excellent attic area on the second floor which has a window and also eaves storage.

Externally, the gardens are very private and beautifully sculpted allowing areas for sitting, lawn garden, established herbaceous beds and also a large flagged area for ease of maintenance.

For parking, there are double timber gates which open into the courtyard area, easily accommodating two small vehicles and with a single garage also included, there is ample off road parking for a modern families requirements.

The property is freehold  
Council: North Yorkshire  
Tax Band: C  
EPC: TBC  
EPC Link: TBC

## **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**

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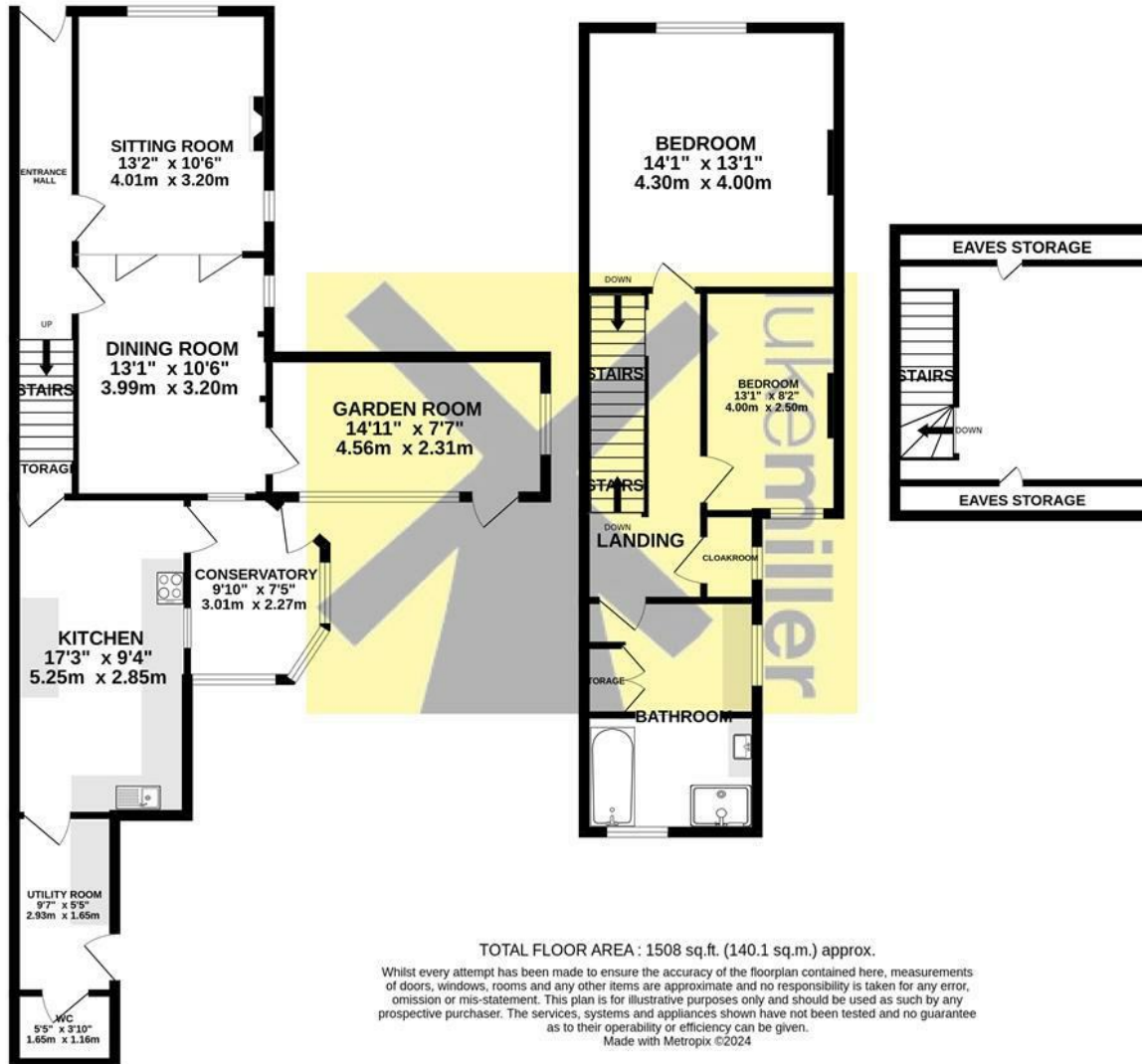




GROUND FLOOR  
774 sq.ft. (71.9 sq.m.) approx.

1ST FLOOR  
521 sq.ft. (48.4 sq.m.) approx.

2ND FLOOR  
213 sq.ft. (19.8 sq.m.) approx.



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