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Milestone House 107 Front Street, Sowerby Thirsk YO7 1JP

Introducing 'Milestone House'; a commanding, double-fronted home situated on the coveted Front Street in Sowerby. The property has been tactfully renovated whilst retaining its charm over recent years, with further potential to extend subject to the necessary planning permissions. On entering via the front door, the entrance hall welcomes with a feature, double-sided wood burning stove in an exposed brick surround. A left from the entrance hall, into the focal point of this home; the bespoke kitchen dining area. With an exposed wood beam to the ceiling, sleek granite worktops, an abundant array of wall and base units, a center-stage kitchen island and further cast-iron log burner in exposed brick surround; this space blends modern living, with cosying up on an evening of relaxation. A right from the hall; into the lounge with flowing wood flooring into the sitting room. The sitting room features two French doors, leading to the garden and driveway. Furthermore, there is a utility room and W.C., with external access door. To the first floor, the primary bedroom is accessed through a sizable study area. The primary bedroom uses the rear-eave space as a dressing room. The second bedroom is well-proportioned with built-in storage space. A contemporary four-piece bathroom suite includes tiled walls and flooring, in-set bath, walk-in 'rainfall' effect shower, heated towel rail, wash hand basin and W.C. The final bedroom is located on the second floor, with a stunning vaulted ceiling, walk-in wardrobe and area to be used as a dressing space. Externally, a remote-controlled gate allows for off-street parking. The decked area flows onto the long, lawned rear garden. The high brick wall maintains privacy and safety, mixed with the mature shrubbery and colourful flower beds. The true benefit of this brick surround is the retainment of the captivating views towards Sutton Bank. Additionally, two outbuildings offer solutions for those that require additional storage or workshop.

Offers In Excess Of £600,000

LOCATION

Situated within the Front Street part of Sowerby close by to local schools, shops and leisure facilities are all available within the surrounding area. For the commuter there is access to the A19, A1M and arterial roads leading to the larger urbanisations of Leeds, Teesside, York and Harrogate and the main East Coast rail line at Thirsk train station.

DIRECTIONS

Leaving Thirsk Market Place via Westgate take the first turning at the mini roundabout then immediately take the left turn onto Sowerby Road. Follow the road down until you approach Front Street where the property is on the left hand side to the top of the village.

ENTRANCE HALL

21'3" x 8'2" (6.48m x 2.49m)

With wood burning stove, storage cupboards and a radiator.



KITCHEN/DINING ROOM

21'3" x 14'9" (6.48m x 4.50m)

With island unit with wine fridge and drawers, wall draw and base units, fitted appliances to include microwave, Rangemaster cooker, fridge freezer, dishwasher, sink with mixer tap and Quooker, rear, side and front facing double glazed windows, wood burning stove and a radiator.



LOUNGE

13'9" x 10'5" (4.19m x 3.18m)

With wood burner and front and side double glazed windows.



SITTING ROOM

11'1" x 12'1" (3.38m x 3.68m)

With double glazed french doors onto side garden and rear driveway and a radiator.



UTILITY ROOM

With plumbing for a washing machine and fuse box.

CLOAKROOM

4'11" x 2'7" (1.50m x 0.79m)

With wash hand basin, low level w.c. and rear facing double glazed window.

REAR ENTRANCE



FIRST FLOOR LANDING
With radiator.



BEDROOM TWO

14'9" x 12'1" (4.50m x 3.68m)

With front facing double glazed window, storage cupboard and a radiator.



HOUSE BATHROOM

14'9" x 8'6" (4.50m x 2.59m)

With bath, separate shower, vanity sink with storage, low level w.c., two heated towel rails and rear facing double glazed window.



STUDY

8'6" x 12'5" (2.59m x 3.78m)

With fitted wardrobe and storage, front facing double glazed window and a radiator.



MASTER BEDROOM

13'5" x 10'9" (4.09m x 3.28m)

With access to study and possible dressing room, front facing double glazed window and a radiator.



POSSIBLE DRESSING ROOM

14'1" x 6'10" (4.29m x 2.08m)

With rear facing velux window and a radiator.



ATTIC ROOM

21'7" x 14'1" (6.58m x 4.29m)

With fitted wardrobes/storage, front and rear facing velux windows, side facing double glazed window and two radiators.



GARDEN

With laid to lawn, flowerbeds, fence and mature shrub border, shed and summerhouse.



EXTERNAL

Graveled driveway with outdoor storage.

**VIEWING**

Viewing is Strictly By Appointment Only.

FREEHOLD

1/ James Winn Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error. 3/ We believe the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property. 4/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 5/ All EPC's are generated by a third party and James Winn Ltd accepts no liability for their accuracy. 6/ The Floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Buyers must satisfy themselves of any size or shape before committing to any expense. Terms of Website Use Information provided on our website is for general information only. It may not be wholly accurate, complete or up-to-date and should not be relied upon. Intellectual Property The copyright and other intellectual property rights in our website & brochures are owned by us or our licensors. All rights are expressly reserved. Unauthorised use By accessing our site, you agree not to attempt to gain any unauthorised access or to do anything which may interfere with the functionality or security of our site.

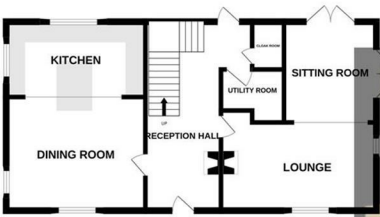
MORTGAGE ADVICE

James Winn Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage advisor based. Call 01609 777125 or 01845 524488. (Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it).Minimum age 18.

FREE VALUATION

If you are looking to sell a property James Winn Estate Agents offers a FREE NO OBLIGATION market appraisal service designed to give you the best advice on marketing your property. Contact our sales team in Thirsk 01845 524488 to book an appointment.

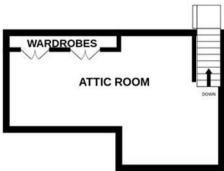
GROUND FLOOR
796 sq.ft. (73.9 sq.m.) approx.



1ST FLOOR
744 sq.ft. (69.2 sq.m.) approx.



2ND FLOOR
283 sq.ft. (26.3 sq.m.) approx.



HOUSE

TOTAL FLOOR AREA : 1823 sq.ft. (169.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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