



## Sowerby, Thirsk Guide Price £335,000

A surprisingly spacious and characterful 3 bedroom ground floor apartment offering over 1,600 sq ft of beautifully presented living accommodation, complemented by a charming and secluded courtyard garden. Standing on Sowerby's picturesque tree-lined Front Street, the property forms part of a distinguished period building believed to date back to 1851. Rich in history and character, the building was formerly known as The George Hotel until 2009 adding a unique heritage charm to this exceptional home.

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## Inside

Step through the original double doors of this beautifully transformed former public house into a welcoming porch and spacious reception hall where elegant oak flooring and 9'8" (2.95m) high ceilings set the tone for the exceptional accommodation beyond. At the heart of this remarkable apartment is an impressive 22'8" (6.91m) long living room complete with bespoke display shelving, a Chesneys wood-burning stove and a striking bay window adorned with plantation-style shutters.

The kitchen is a chef's dream: superbly appointed with granite worktops, twin inset sinks, sleek base and wall cabinetry and a suite of integrated appliances including a five-ring gas hob, twin eye-level ovens and grills, dishwasher plus a washing machine. A walk-in pantry adds to the practicality while further oak flooring continues the sense of cohesion and quality.

Down a short flight of steps off the inner hall, another standout feature is the original beer cellar which has been cleverly converted into a fantastic living space. Centrally heated and currently arranged as a home cinema, this space is also suited for use as a gym, home office or even an occasional fourth bedroom.

The principal bedroom offers comfort and charm in equal measure with a bay window and window seat, fitted wardrobes and a spacious en-suite bathroom. A second double bedroom features its own en-suite shower room, while a third decent sized bedroom is served by a well appointed bathroom and a separate washroom with WC.

Additional features include a gas fired central heating system, ornate ceiling roses, elegant coving and double glazing throughout.

## Outside

Externally, charming forecourts either side of the apartment's private entrance are enclosed by elegant wrought iron railings, enhancing the property's curb appeal and offering additional space for container gardening.

At the rear, a stunning 45'0" (13.72m) long private courtyard offers a rare blend of space and seclusion. Partially covered and thoughtfully designed for year round enjoyment, it boasts an outdoor kitchen area, secluded seating area and a useful storage shed.

A gated rear entrance off the courtyard opens onto a communal pathway leading directly to an allocated parking space (No.9), with additional visitor parking accessible via both Front Street and Back Lane. Convenient on-street parking is also available at the front, making this property as practical as it is impressive.

## Tenure

Leasehold

## Management Company

George Court Apartments

## Starting Year Of Lease

999 year from 2007

## Years Remaining on Lease

981

## Ground Rent & Service Charge

Annual service charge of £600 (paid £150 quarterly) which does include buildings insurance.

## Services/Utilities

Mains gas, electricity, water and sewerage are understood to be connected.

## Broadband Coverage

Up to 76 \* Mbps download speed

\*Download speeds vary by broadband providers so please check with them before purchasing.

## EPC Rating

D - 68

## Council Tax

C - North Yorkshire Council

## Current Planning Permissions

No current valid planning permissions

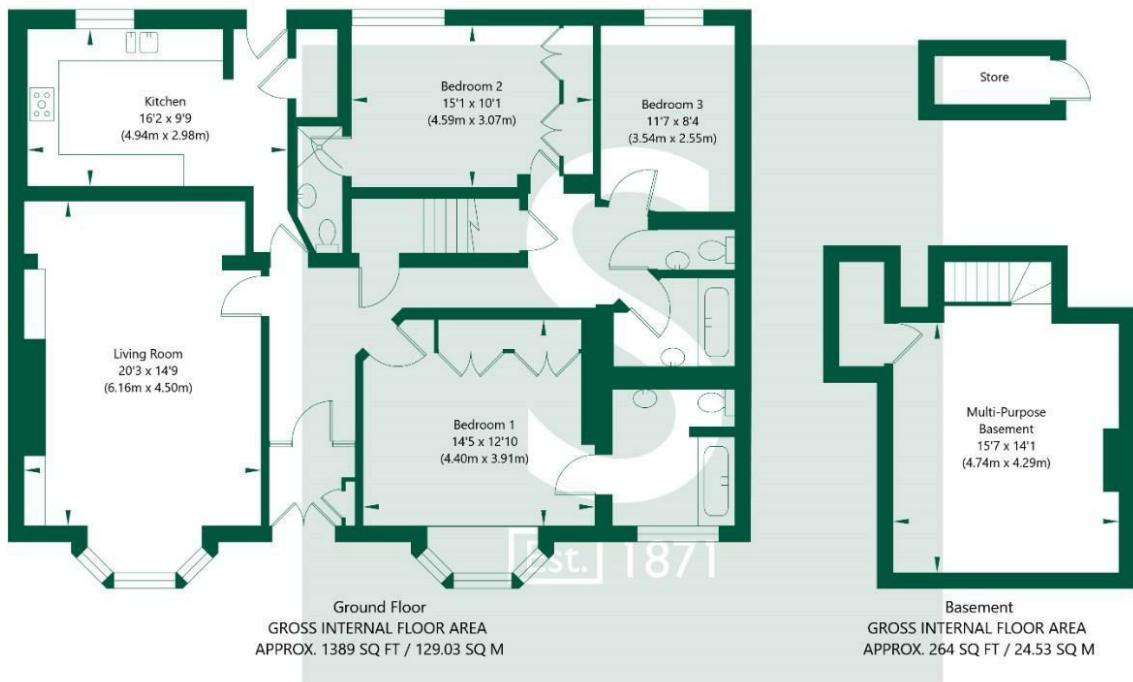
## Imagery Disclaimer

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## Viewings

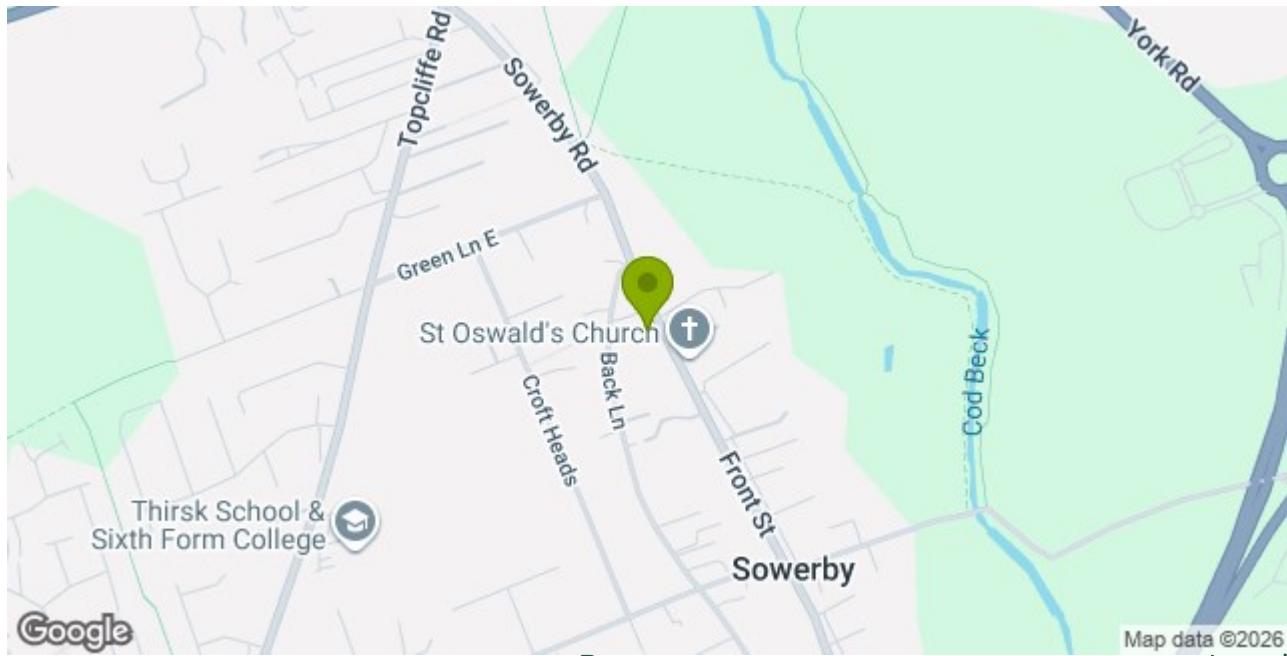
Strictly via the selling agent - Stephensons Estate Agents, Easingwold





NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 1653 SQ FT / 153.56 SQ M - (Excluding Store)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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