

NOVE



Sunflowers, Mowbray Road, Northallerton

Northallerton

Guide Price **£675,000**

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A stunning detached home of genuine quality, offering three bedrooms, two bathrooms, and two reception rooms arranged across a well-considered layout with thoughtfully landscaped gardens to the rear.

The entrance sets the tone immediately, with wood effect Karndean flooring and a contemporary front door with glazed panels creating a welcoming first impression. At the heart of the home, the open-plan kitchen, dining and living area is a generous and light-filled space, anchored by a modern kitchen with central island, integrated appliances, and quartz worktops. Skylights and full-width windows draw in natural light throughout the day, while bi-fold and French doors open directly onto the garden, creating an easy connection between inside and out. A wood burning stove and electric fireplace lend warmth and atmosphere to the living areas, complemented by considered lighting and a cohesive interior scheme.

Outside, the gardens have been landscaped with real care. Multiple terraced and covered seating areas, including sections with pergola and gazebo, offer a range of settings for dining, entertaining, or quiet enjoyment. An expansive lawn is bordered by mature planting and decorative containers, while a brick-built barbecue, potting shed, and garden shed make this a practical and pleasure-filled outdoor space. Patio doors from the main living area and modern French doors from the principal bedroom draw the garden into everyday life throughout the year.

To the front, a looping driveway provides ample parking, with a landscaped front garden and considered exterior detailing ensuring strong kerb appeal.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





Entrance Hall

On entering the property you are welcomed into the spacious hall, with vaulted ceiling.

Family Kitchen/Diner

23' 9" x 26' 5" (7.24m x 8.04m)

The kitchen is one of the standout features of this home, a generously proportioned open-plan space that has been designed with both everyday living and entertaining firmly in mind. Shaker-style cabinetry in a soft sage and warm grey runs throughout, with solid oak worktops to the central island and crisp quartz surfaces to the perimeter runs. A large format roof lantern draws natural light deep into the heart of the space, complemented by a sculptural branched pendant fitting above the island. Appliances are high-spec throughout, with a Neff double oven with hide and slide door, induction hob, integrated fridge-freezer and dishwasher. A Belfast sink with a Quooker 3 in 1 hot water tap sits beneath a run of open shelving, and a discreet door provides convenient access to the side of the property. Seating at the breakfast bar makes this a sociable space as much as a practical one, with the herringbone-laid Karndean flooring carrying through seamlessly into the adjoining dining area.

Garden Room

17' 9" x 14' 3" (5.40m x 4.34m)

The Garden room is a genuinely impressive space, and one that is difficult to fully appreciate without standing in it. A vaulted ceiling rises to a considerable height, with two Velux windows and a distinctive circular stained glass window at its apex flooding the room with light from above. A full Glazed panel with patio doors span almost the full width of the rear wall, opening directly onto the terrace and drawing in long, open views across the garden. A freestanding log burner on a slate hearth anchors the room, its clean black profile sitting well against the pale walls and warm Karndean floor.



Snug

13' 10" x 11' 10" (4.22m x 3.61m)

A separate sitting room to the front of the property, currently used as a snug and well suited to it. The focal point is a bespoke media wall in a muted teal, housing a wide-format electric fire and inset television, with open oak shelving to one side. The colour and composition give the room a considered, finished feel without trying too hard. A generous front-facing window with a botanical Roman blind lets in good natural light, and the room is a comfortable size for relaxed evenings away from the main living space. It works equally well as a playroom, additional ground floor bedroom, or second sitting room depending on what the next owners need from it.

Utility

9' 4" x 8' 3" (2.85m x 2.52m)

The downstairs toilet and utility room has plumbing in place for a washer and dryer, and wall units are fitted for ample storage beneath the sink with mixer tap. There's a frosted glass window to the garden to allow natural light.

Study/Bedroom Four

10' 5" x 9' 1" (3.18m x 2.77m)

A well-proportioned home office with a large window overlooking the front. This could also be utilised as an additional bedroom on the Ground Floor.

Ground Floor Bedroom

16' 11" x 11' 11" (5.16m x 3.62m)

The principal bedroom is a generous ground floor room with direct access to the garden via French doors, which open onto the terrace and draw in open views across the landscaped rear garden. A further window to the side adds to the sense of light, and the room feels calm and considered throughout the day. A botanical palm wallpaper to the head wall gives the room a quiet personality without overpowering it, complemented by Karndean flooring, a vertical column radiator, and built-in mirrored wardrobes providing ample storage. An en-suite bathroom sits immediately off the bedroom.





Ensuite Bathroom

9' 3" x 7' 4" (2.82m x 2.24m)

Finished with cobalt blue metro tiles, a panelled bath, separate walk-in shower with rainfall head, and vanity unit, a clean and practical space with good natural light from a frosted window.

First Floor Landing

The first floor landing is a generous space in itself, with a galleried staircase, Velux window, and enough room to function as more than a simple circulation area. It connects the two first floor bedrooms and the shower room with ease, and the natural light from above keeps it feeling open and unhurried.

Bedroom Two

18' 3" x 11' 11" (5.55m x 3.63m)

A substantial first floor double bedroom with a real sense of character, shaped by its position within the roofline and the quality of light it captures throughout the day. Fitted storage runs the full width of the room, following the pitch of the ceiling to make use of every inch, while a Velux window to the front adds an additional source of natural light. The standout feature is the apex window to the rear, set within angled walls and dressed with sheer voile curtains that frame rather than conceal the view. From here, the outlook reaches over the garden and beyond. The window has been thoughtfully used as a dressing area, making it one of the most quietly enjoyable spots in the house.



Bedroom Three

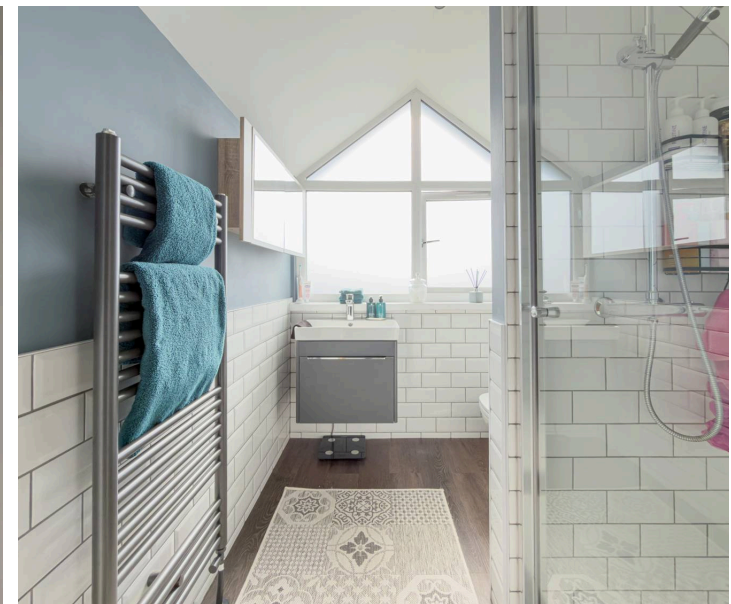
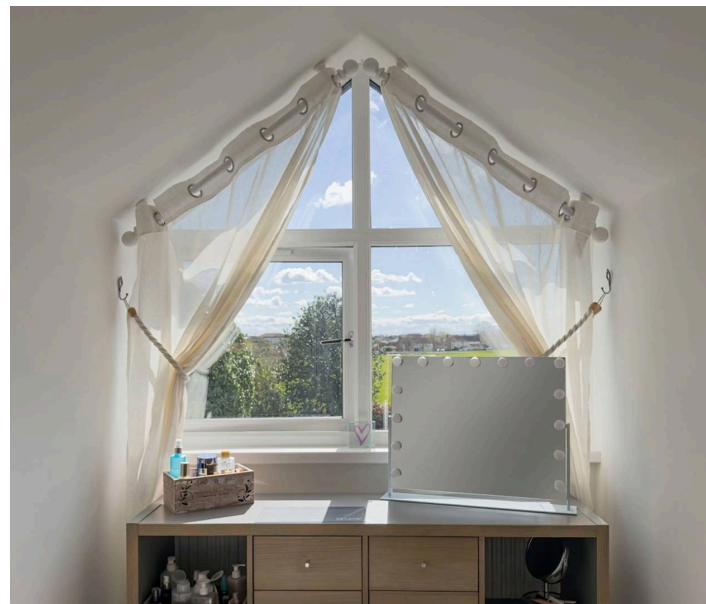
15' 7" x 11' 9" (4.76m x 3.58m)

A well-proportioned double bedroom set within the roofline, with Velux windows to both front and rear aspects that keep the room bright throughout the day. The angled ceiling adds character rather than compromising the space, and there is good eaves storage built in to make practical use of the room's geometry. The room has a quiet, settled feel, decorated in soft grey-blue tones that sit comfortably with the natural light from above.

Shower Room

6' 0" x 6' 0" (1.83m x 1.84m)

A well-appointed shower room serving the first floor, finished in white metro tiles with a slate-grey vanity unit and dark wood effect flooring. A walk-in shower cubicle with dual-head fitting sits alongside a wall-hung basin, keeping the layout clean and uncluttered. A heated towel rail and a distinctive apex window to the rear complete the room, the latter filling the space with natural light and giving it a character that most bathrooms at this level simply don't have.





GARDEN

The rear garden is one of the most compelling aspects of this property, and one that photographs cannot entirely do justice to. Occupying a generous plot, it has been landscaped with real intention, the various zones working together to create a space that is as comfortable for quiet mornings as it is for summer entertaining flanked by mature Apple and Pear trees and a laurel hedge to complete the boundary. Immediately off the living room, a raised sandstone terrace runs the width of the house, with brick-pillared balustrade and steps descending to the main garden below. The layout at ground level is considered and generous: a large oval lawn is bordered by slate gravel paths and raised slate-edged planting beds, with a circular planting feature set into the paving adding a focal point to the lower terrace. To one side, a substantial Teak-framed gazebo with a tiled roof provides a proper outdoor room, fitted with porcelain tiles to create a social space that genuinely extends the living season. A potting shed, garden shed, and raised planters serve the more practical end of garden life. The rear elevation of the house itself reads well from the garden, the circular stained glass window and black-framed dormers giving it a distinctive character.

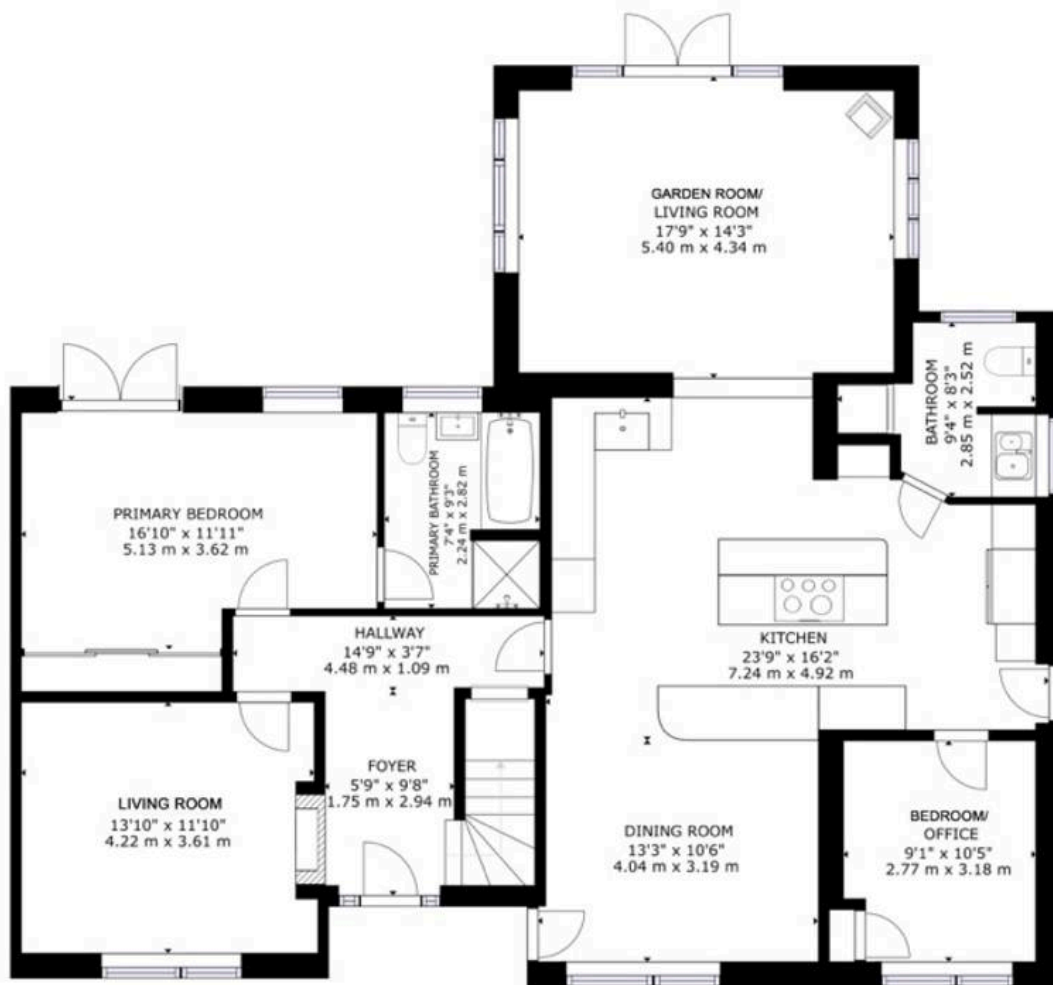
FRONT GARDEN

To the front, the property presents a clean and well-maintained elevation in rendered white with dark grey roof tiles, anthracite-framed windows, and a distinctive arched entrance porch. A generous block-paved driveway provides parking for multiple vehicles, bordered by a low brick wall with mature hedging giving a degree of privacy from the road. A gated side access leads through to the rear garden.

DRIVEWAY

4 Parking Spaces





FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 1591 sq ft, 147.77 m², FLOOR 2: 561 sq ft, 52.13 m²
 TOTAL: 2152 sq ft, 199.9 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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