



Wheel House Farm, Islebeck Road, Sowerby, Thirsk, YO7 3AG

A generous 4-bedroom family home together with a 3-bedroom cottage, excellent modern outbuilding and land extending to approximately 6.3 acres (2.52ha) in total including two grass paddocks. The property is well presented throughout and set in a private semi-rural position just to the south of Thirsk with excellent road and rail links.



Wheel House Farm, Sowerby, Thirsk, North Yorkshire, YO7 3AG

Thirsk 2 miles, York 20 miles, A1(M) 9 miles (all distances approximate)

Guide Price: £1,500,000

Accommodation

Wheel House Farm – Reception hall, cloakroom, sitting room, dining room, spectacular living kitchen, family room/gym, study and a utility room. Four bedrooms and two bathrooms.

Wheel House Cottage – Reception hall, living kitchen with sitting and dining areas, three bedrooms and a house bathroom.

**Formal gardens and south facing courtyard gardens for both properties.
Extensive hard standing and parking area, substantial modern barn and land extending to 6.3 acres in total.**

General Remarks

THE PROPERTY

Wheel House Farm comprising of a very well-presented period barn conversion that provides a spectacular family home together with a separate adjoining three-bedroom cottage, which is ideal for either multi-generational living or for the owner to generate a healthy income. There are many stunning features throughout such as exposed beams, trusses and brickwork and both properties offer stylish and generous accommodation that open on to their own private south facing courtyard gardens.

Wheel House Farm is approached through a reception hall with a cloakroom off which in turn leads to the large sitting room with a wood burning stove and the dining room with a study off. There is a family room that is currently used as a gym, but could accommodate several uses. The large living kitchen sits within the former wheelhouse and includes an extensive range of fitted units with integrated appliances and a sitting area with wood burning stove and a side porch/boot room. On the first floor, there are four bedrooms and house bathroom. The cottage adjoins the main house and offers well-presented accommodation including a living kitchen with sitting, dining and kitchen area with glazed doors opening to the courtyard. There are three bedrooms and a house bathroom.



OUTSIDE

Both properties enjoy their own private courtyards which are paved and accessed directly from the property. There is a large parking and turning area which lies to the front of each house and then continues around the barn. There is a private terrace leading to a large lawned garden and orchard to the side of the principal property. The land and buildings make it ideal for anyone with equestrian interests as there are the two grass paddocks and the substantial modern barn which is currently used for storage but could be used for a variety of uses.

LOCATION

Wheel House Farm enjoys a semi-rural location just to the south of Sowerby and Thirsk and is surrounded by open countryside. Thirsk is approximately 2 miles away and offers a good range of everyday amenities including schools, shops and various facilities including the race course, a train station with direct links to York and London Kings Cross and access to the A168/A19 which in turn leads to the A1(M) & national motorway network and the surrounding commercial centres. It is ideally positioned for exploring the picturesque North York Moors which are on your doorstep as well as some lovely walks.







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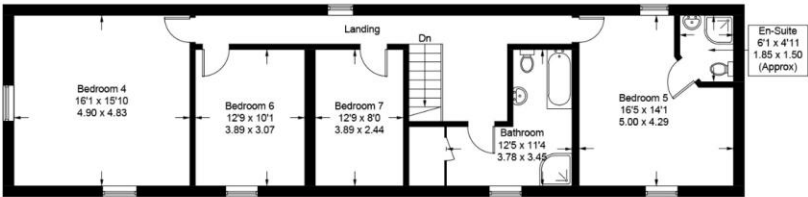
Approximate Gross Internal Area (Excluding Walled Garden)

Ground Floor = 1977 sq ft / 183.7 sq m

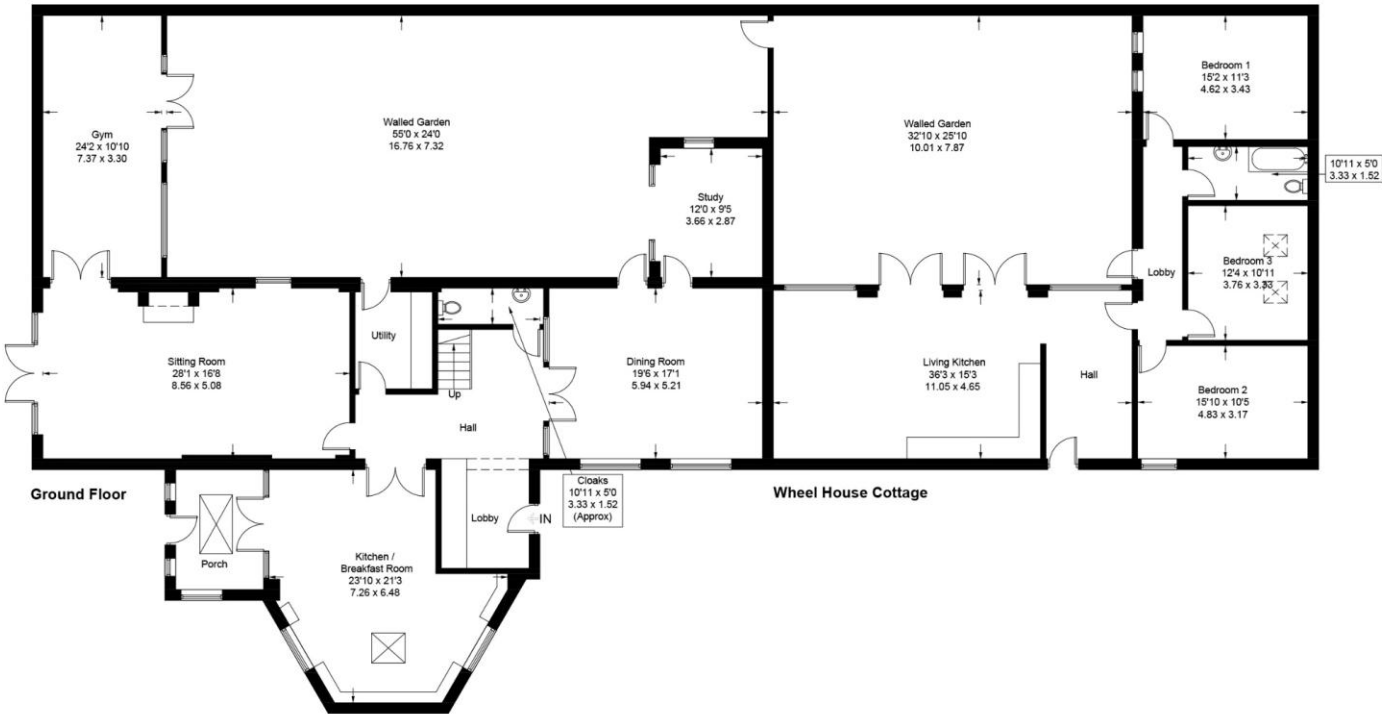
First Floor = 1025 sq ft / 95.2 sq m

Wheel House Cottage = 1136 sq ft / 105.5 sq m

Total = 4138 sq ft / 384.4 sq m



First Floor



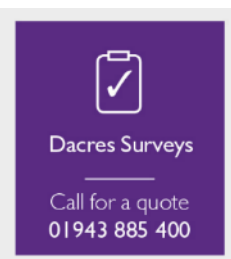
Ground Floor

Wheel House Cottage

Illustration for identification purposes only, measurements are approximate, not to scale.



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Directions

Postcode: YO7 3AG

What3Words:/// appealing.laptops.coil

Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band is currently G

Tenure, Services & Parking

- Freehold
- Mains water & electric. Private drainage and oil fired central heating
- Extensive private parking and covered open garaging & barn

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

Lister Haigh Ref: LHH260066

