



**Raymar Gravel Hole Lane, Thirsk, YO7 1NN**  
**Guide Price £375,000**



**Luke Miller & Associates**  
ESTATE AGENTS LETTINGS AGENTS FINANCE

Luke Miller & Associates are pleased to present to the open market this very private and spacious detached bungalow. Having been modernised throughout, the home offers exceptional living space which includes two reception rooms, large garden room, modern kitchen, two double bedrooms and contemporary bathroom. There are also gardens, garage and ample off road parking.



## **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.

## **The market town of Thirsk**

Thirsk is ideally placed for those who enjoy country pursuits and together with a popular racecourse, excellent golfing facilities and myriad opportunities for individual and team sports, it offers a charming environment in which to live. It is situated in the heart of 'Herriot Country', between the Yorkshire Dales and the North Yorkshire Moors National Parks.

The thriving market town of Thirsk is conveniently located for easy access by road to:

The Spa town of Harrogate (22 miles)

Historic York (21 Miles)

Leeds ( 30 Miles) and

Teesside (23 Miles)

Thirsk has the following excellent rail connections:

TransPennine Express to York, Leeds and Manchester and the Grand Central Train line giving direct access to London Kings Cross in under 2 ½ hours.

The excellent road and rail connections, together with Durham and Tees Valley Airport (25 miles) and Leeds/Bradford Airport (35 miles), make Thirsk an ideal location for those wishing to enjoy the country life but retain superb access to the remainder of the UK and

indeed internationally.

There are three primary schools and a secondary school in Thirsk. Additionally, within a 20-mile radius, well respected private schools include Queen Mary's, Cundall Manor, Ampleforth and Queen Ethelburga's.

## **Property Description**

Opening the front door into this spacious west facing garden room, it can be clearly seen that this home offers an abundance of space. This room has windows to three elevations, capitalising on the natural light, tiled flooring, ceiling blinds and also a set of double doors leading to the main reception hall.

From the reception hall, the majority of the accommodation can be accessed and immediately to the left hand side is the formal sitting room. Having windows to two elevations, there is also the original open fire with a decorative surround which many may consider replacing with a wood burner. The dining room also boasts the original fire and has a window to the side elevation and is open plan with the kitchen.

Having been updated, this now modern arrangement of fitted base and wall units also has integrated appliances, space allocated for a washing machine, excellent work surface area, coordinating tiled splash backs and also a window to the rear and private garden and also a door to the side access. Being open plan with the dining room, this is an ideal entertaining area or a 'living kitchen' if desired.

The two double bedrooms are spacious and completing the home is the large bathroom which comprises bath with centre taps, large walk in double shower, wash hand basin sink and also w.c set in a vanity with storage, low level lighting, heated towel rail and a window to the rear elevation.

Externally, the front garden is private as the home is located just off of a main road with only one further home using this lane for access. It has a low wall perimeter and large lawn with borders containing established plants and shrubs. There is a path and gate allowing personal access along with the half height double gates for the driveway. To the rear is a smaller lawn garden which is very private.

The garage, is a tandem garage and is ideal for both vehicles or workshop if required. There are double doors to the front elevation, a single door and window to the rear and also power and lighting.

Please note:

This property is located just off of Gravel Hole Lane and is accessed, from what we believe to be, an unadopted road. Luke Miller & Associates have sold the other property on this lane to which no issues were raised during the transaction.

The home is Freehold

Council: North Yorkshire

Tax Band: D

EPC: <https://find-energy-certificate.service.gov.uk/energy-certificate/2402-1519-2550-4151-4814>

## **Disclaimer**

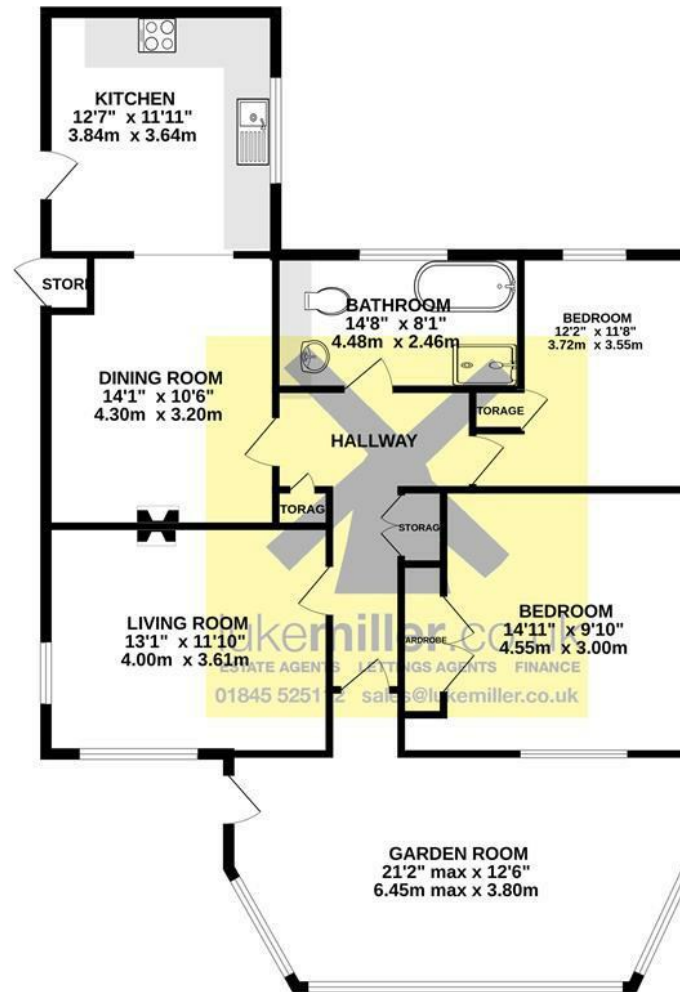
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Raymar Gravel Hole Lane THIRSK YO71NN	Energy rating <b>D</b>
Valid until <b>13 April 2033</b>	Certificate number <b>2402-1519-2550-4151-4814</b>

GROUND FLOOR  
1282 sq.ft. (119.1 sq.m.) approx.



TOTAL FLOOR AREA : 1282 sq.ft. (119.1 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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