



**Luke Miller & Associates**

ESTATE AGENTS LETTINGS AGENTS FINANCE



14 Acacia Drive, Thirsk, YO7 1GU  
Price Guide £249,950



**A fantastic opportunity to purchase and reside in this exceptionally spacious bungalow that has the advantage of on-site care and numerous facilities. Allowing extended independence, this may be the ideal choice for many looking to live in a familiar and like minded community.**



## **Sowerby Village**

Sowerby, a lovely village on the outskirts of historic Thirsk, North Yorkshire. Sowerby itself has a wide tree lined Front Street with grand houses, a public house, two churches and the Parochial Hall. There are a number of flat, short walks through the town and along the river. The village also has great access to the A19/A168 for easy travelling north to Teesside and south to York.

Just 1 mile away in Thirsk you'll find a range of amenities, including a number of award-winning independent shops, a supermarket, doctor's surgery, hairdressers, pubs, cafés and of course, the renowned World of James Herriot centre.

With its quaint cobbled streets and medieval market square, Thirsk has a unique charm that seems to have remained untouched by the wider world. It's also midway between the beautiful Yorkshire Dales and the North Yorkshire Moors and is surprisingly close to York, Harrogate, Ripon and the county town of Northallerton, ideal for cultural day trips or a little retail therapy.

Thirsk train station is approximately 2 miles from the development and it offers a regular rail service to York and London King's Cross.

For adventures farther afield, Durham Tees Valley airport is 20 miles away, and Leeds/Bradford, 30 miles away

## **The Property**

Upon entering the home through the secure front door, the reception hall is very wide and allows easy access to the Living Room, Breakfast Kitchen and Shower Room. In addition, there are two storage cupboards and also a loft hatch leading to the attic.

The living room is to the rear elevation and is very spacious. The current vendor has also enhanced this living space with the addition of a pleasant garden room which takes in views over the well-managed grounds. The breakfast kitchen has been fitted with a contemporary range of base and wall units, integrated appliances which include: refrigerator/ freezer, dishwasher and also a washing machine. There is an electric hob with an oven below and also an extractor fan. The kitchen also boasts an excellent work surface area and a large picture window overlooking the rear gardens with a double-glazed door to access them.

There are also two double bedrooms which are located to the front elevation of the home with the primary bedroom having a range of fitted wardrobes and completing the home is the wet room. This has been designed for long-term ease and safety and comprises a shower, w.c, wash hand basin, towel radiator and also a window for natural ventilation.

Externally, the gardens are very easy to maintain to the front elevation with visitor parking easily accessible. To the rear, the gardens enjoy a south elevation and fenced borders for security. There is also a patio area, lawn gardens and also a timber shed for storage.

There is parking for one vehicle designated for this home.

The home has gas central heating.

The property is Freehold

Council: North Yorkshire

Tax Band: C

EPC: B

EC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/9308-8096-7316-4556-2944>

## **Extra Care**

There are staff on site who can help you to maintain your independence in a flexible manner, providing the support you need, when you need it. There is also a range of interesting and useful social, health and wellbeing activities held in the scheme that you can take part in if you wish to, such as organised activities to celebrate birthdays or other events, friends gathering for lunch, a craft event, a book club, quizzes and film or TV viewings, or the chiropodist or optician visiting the scheme (dependent on demand).

You decide how much you join in with activities and you are part of the social life of the scheme in a way that suits you. As well as living on a fabulous complex, you and your neighbours and the staff will be part of the community on site and the wider communities of Sowerby and Thirsk. Your family, friends and people from the local community, are free to come and go as they please and so the main communal areas are open during the day for anyone wishing to visit the café/bistro or take part in the social life of the scheme. The residents' areas are protected and accessible only to residents, their visitors and staff, keeping those spaces safe and secure.

## **Service Charges**

Care and support tailored for you, when you need it. Your home and the wider facilities are designed specifically to support you with any difficulties you may have now or in the future and, with care and support services on-site 24/7, living at Orchid House can be the right choice for people with a wide range of care and support needs.\*\*

Services are available to all residents and are provided as part of a service charge. Some services are operated by independent businesses and are not included in the service charge.

You may at present have little or no need for care and support but are thinking ahead and appreciate the benefits of living within a supportive community in a modern, spacious home with the reassurance that your future care and support needs can be met. Or you may already have care and support needs being provided in your current home at certain points of the day, but recognise that by living in a specially designed apartment or bungalow and having care and support staff on site 24/7 (procured by Thirteen Group), who are able to deliver care in the privacy of your own home, you will be able to maintain your independence for as long as possible. At Orchid House, the care and support staff will be available to support you with flexible care, based on your current requirements and wishes that can adapt with you as your needs change over time.

## **Important Information Regarding Charges**

We have been informed of the following by the vendor:

The service charges do include building insurance, external gardens ( not the private rear gardens to the bungalows) external window cleaning, communal areas within the principal building, facilities on the principal building, access to the popular Bistro and also a 24 / 7 nurses call out.

Charged at £467.00 per calendar month as of 2024

Average running costs: Gas & Electric £107.00 per calendar month -approximately. These are the new rates being charged by the suppliers

## **Disclaimer**

We strive to ensure that our sales particulars are accurate and reliable. However, they do not constitute an offer or form part of any contract, and should not be relied upon as statements of representation or fact. Services, systems, and appliances mentioned in this specification have not been tested by us, and no guarantee is given regarding their operational ability or efficiency. All measurements are provided as a general guide for prospective buyers and are not exact. Please note that some particulars may still require vendor approval, and images may have been enhanced. For clarification or further information on any details, please contact us—especially if you are traveling a significant distance to view the property. Fixtures and fittings not explicitly mentioned are subject to agreement with the seller.

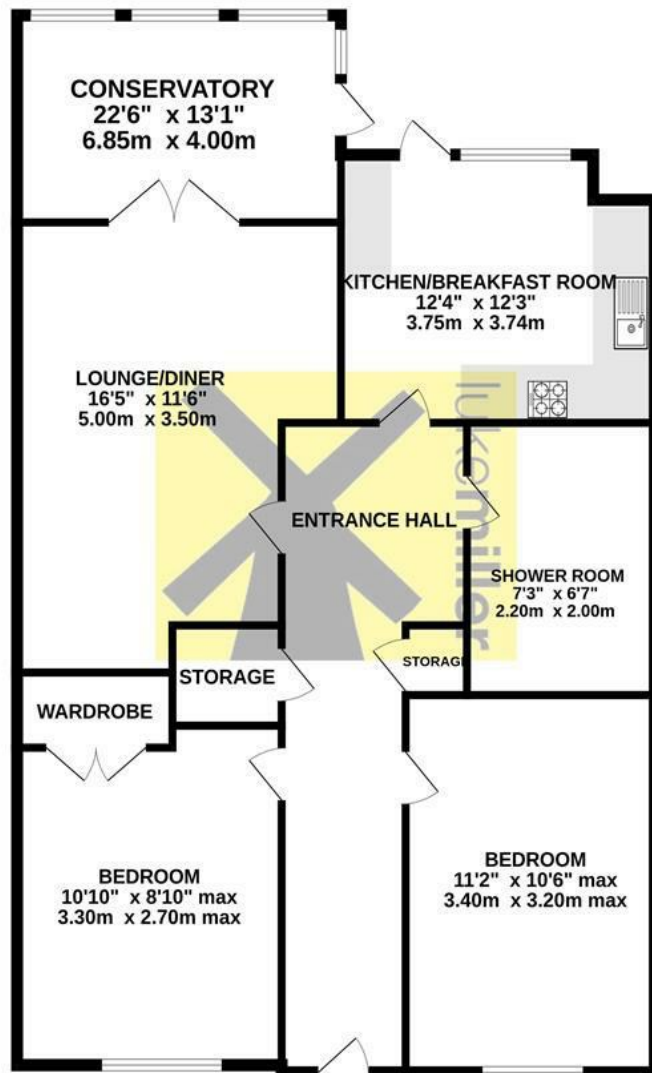
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GROUND FLOOR  
1482 sq.ft. (137.7 sq.m.) approx.



TOTAL FLOOR AREA : 1482 sq.ft. (137.7 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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