



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

**32 Back Lane, Sowerby, Thirsk, YO7 1JD**  
**Price Guide £450,000**



A Sensational Home with an Exceptional Kitchen and Gardens  
– Not to Be Missed

This truly outstanding home offers far more than first meets the eye. Behind its modest exterior lies a beautifully presented property boasting a stunning, spacious kitchen – perfect for modern family living or entertaining in style. The generous and meticulously maintained gardens are a rare find and provide an idyllic outdoor retreat that simply must be seen in person to be fully appreciated.



## The Property

Upon entering the property, you are welcomed into a bright and inviting reception area which leads through to the elegant living room. A striking 2-metre box window to the front elevation floods the space with natural light, while bespoke fitted cabinetry and open shelving provide both practical storage and stylish display options.

Double doors lead seamlessly into the heart of the home — a beautifully designed kitchen featuring an array of integrated appliances, a wine fridge, and luxurious stone work surfaces. The vendors have thoughtfully incorporated clever space-saving solutions throughout, ensuring every inch is both functional and refined. A large central island offers breakfast seating, a central sink, integrated power points, and further storage, making it the perfect hub for family life.

Adjacent to the kitchen, the dining area enjoys uninterrupted views of the garden through expansive bi-fold doors. In the warmer months, these open fully to merge the indoor and outdoor spaces — ideal for both relaxed family living and sophisticated entertaining.

Additional ground floor highlights include an under-stairs storage cupboard and a well-appointed utility room with coordinating units, stone surfaces, and essential plumbing. Beyond this is a conveniently located cloakroom.

Upstairs, the first-floor landing gives access to three generously proportioned double bedrooms and a luxurious family bathroom. The principal bedroom benefits from fitted wardrobes and a stylish en-suite featuring a freestanding bath, WC, and a vanity unit with integrated storage. The remaining bedrooms also offer fitted wardrobes, eliminating the need for future installation and enhancing the turnkey nature of the home.

The family bathroom is equally impressive, boasting a freestanding bath, a large walk-in shower, WC, and twin wash basins set within a sleek contemporary vanity unit. Textured flooring adds a final touch of luxury.

Externally, the front garden is not merely decorative but actively enjoyed by the current owners, while the extensive southwest-facing rear garden has been expertly landscaped for maximum enjoyment and minimal upkeep. With multiple seating areas, a covered hot tub space, tiered landscaping, and mature borders all enclosed by fencing, it provides a tranquil yet highly functional outdoor

retreat.

Private parking is available for two vehicles to the side of the property.

This home represents a rare opportunity to acquire a thoughtfully designed, stylish and versatile home in a highly desirable location. Early viewing is strongly recommended to fully appreciate the space and quality on offer.

## 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.

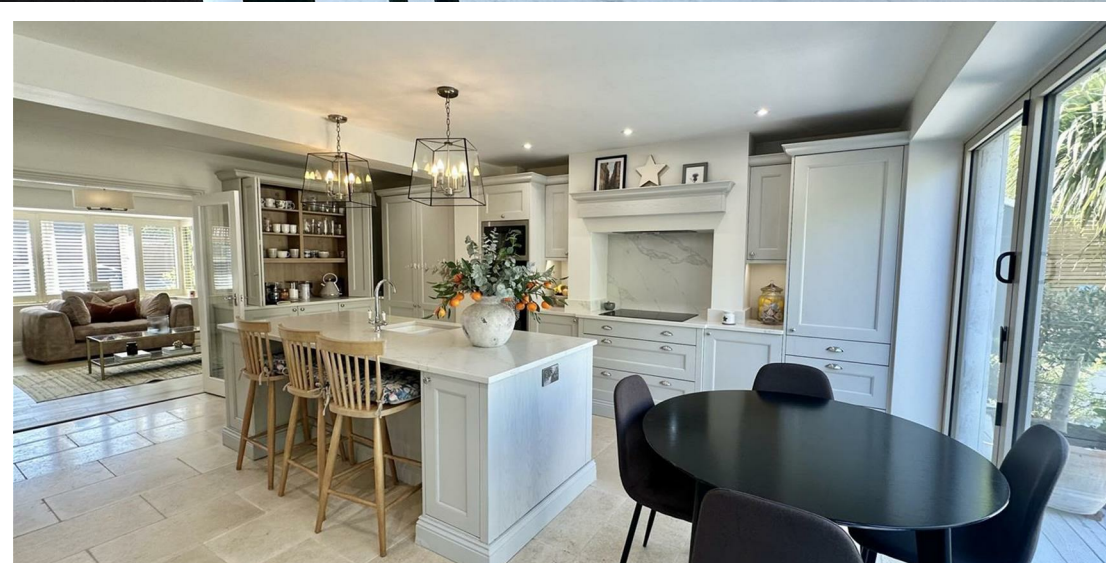
Local facilities include a reputable public house and a nursing home. There are several schools in Sowerby -Thirsk School on Topcliffe Road, and also a primary school. The village is within easy access of the A1, A19/A168 for commuting both north to Teesside and south to York.

## Disclaimer

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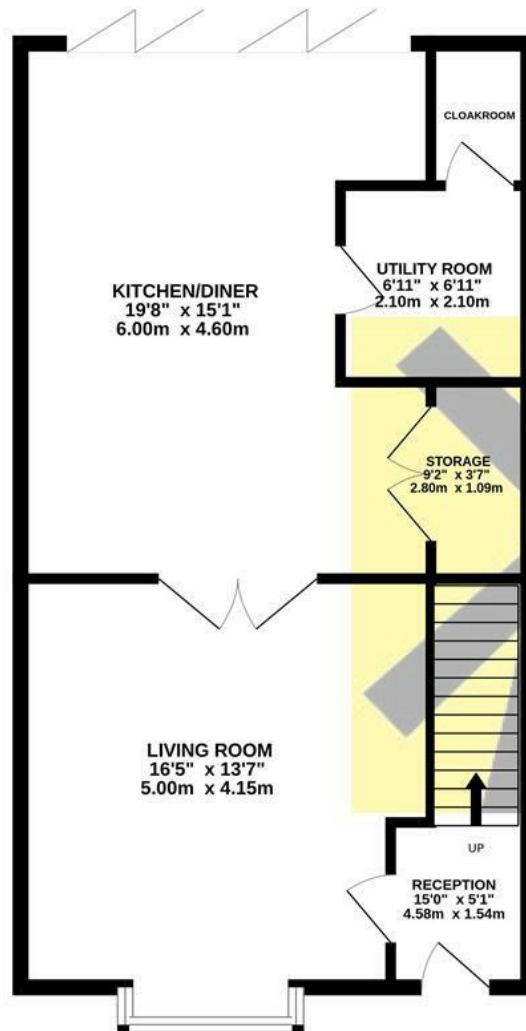




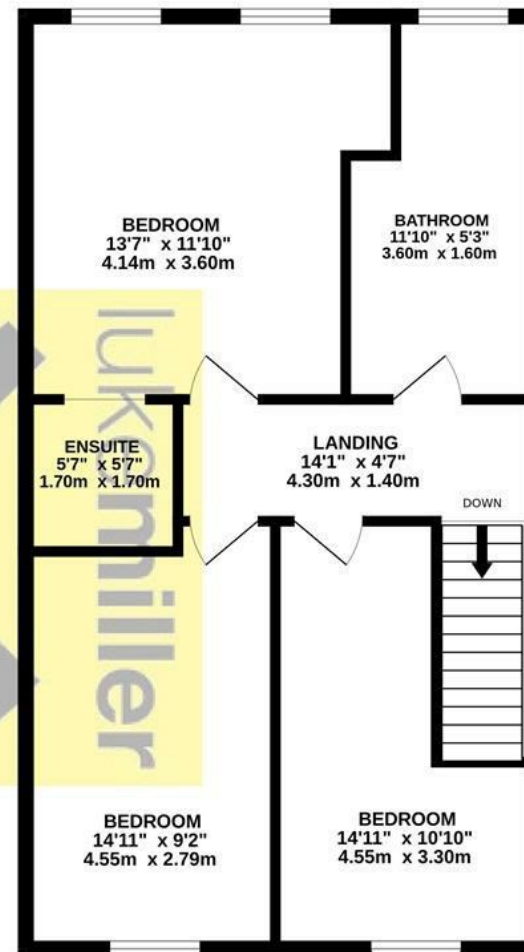




GROUND FLOOR  
656 sq.ft. (60.9 sq.m.) approx.



1ST FLOOR  
640 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA: 1296 sq.ft. (120.4 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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