



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE

Almshouse, Cowesby, YO7 2JN
Guide Price £750,000

Steeped in history and unrivalled views over North Yorkshire, we are delighted to present to the open market this stone-built country residence. Offering exceptional living accommodation, an adjoining studio, a range of outbuildings, garage and superb extended gardens with far-reaching views.



The Almshouse

Constructed in the late C17 for Nathaniel, Lord Crewe, Bishop of Durham, the Almshouse was originally a set of four cottages. Historically called hospitals or bede houses, the history of almshouses dates back to medieval times when religious orders provided hospitality and shelter for the poor. Almshouses are often splendid historic buildings with fascinating features, with many converted into private residences which still retain many original features.

Please note this property has a Grade II listing.

Further information for the Almshouse can be found here: <https://historicengland.org.uk/listing/the-list/list-entry/1190826?section=official-list-entry>

Location

Nestling in the North Yorkshire Moors National Park within the Hambleton Hills, the property sits yards from the footpaths to the Cleveland Way, whilst only being eight miles from the region's commuter hubs.

Property Description

On entry to this home, you are welcomed into the large reception hall where there is access to all the ground floor reception rooms and the staircase to the first floor galleried landing. There are two formal sitting rooms, which boast beamed ceilings and large stone-feature fireplaces which are the focal points. The rear windows and doors offer a stunning vista over unspoilt open countryside.

The kitchen is very well designed, fitted with a host of appliances and provides superb storage with base and wall units. There is also a window and door leading to the rear gardens.

Completing the ground floor are two further rooms which comprise a bathroom and also a shower room.

The first floor has a galleried landing which offers great open space and allows access to both spacious double bedrooms. The master bedroom has exposed beams and windows to two elevations with additional storage. To access the master bedroom from the landing, you pass through a further bedroom which is currently used as an office, although it could be remodelled into en suite and dressing room if required. The second double bedroom also has windows to two elevations.

The large art studio adjoins the home and was purpose-built by the vendors. Currently, there is no internal access from the main residence. The art studio is accessed from the rear elevation through a large glass door, boasting superb natural light, vaulted ceilings, power and also lighting.

There is also a further detached stone building which is currently used as a workshop and has windows to two elevations, power and lighting and this measures 4.8m x 3.25m.

Externally, the gardens are stunning. With access from several points of the home onto the reclaimed Yorkshire stone patio, the gardens offer mature and sculptured flowering borders, herbaceous beds and a small orchard. The large lawned gardens are easily maintained with additional access to the gardens provided through a five-bar gate to the rear boundary. There are two further stone outbuildings which store the ride-on lawn mower (3.5m x 2.5m) and the other housing the oil boiler for the central heating and both have power and lighting

Set to the front elevation of the home is the large oversized detached garage, accessed via an electric roller door, there is excellent overhead storage, power and light. There is also ample parking for two vehicles on the drive.

Disclaimer

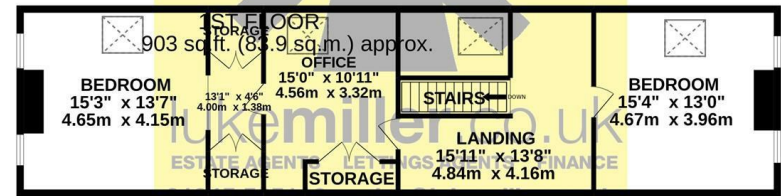
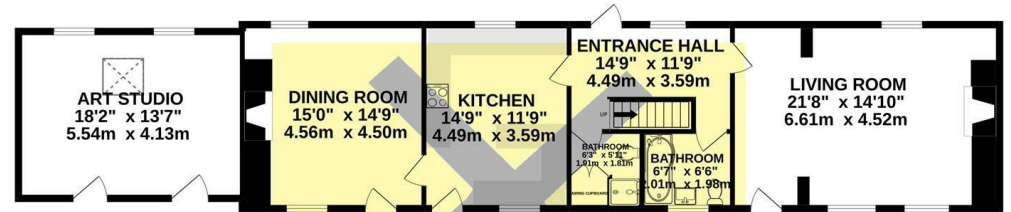
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GROUND FLOOR
1110 sq.ft. (103.1 sq.m.) approx.



TOTAL FLOOR AREA: 2013 sq.ft. (187.0 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		79

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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