



MIDDLE PARK HOUSE, SOWERBY, YO7



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A beautiful Grade II listed home perfectly positioned within its own grounds.

Middle Park House is an impressive Grade II Listed detached family home extending to over 5 acres of formal gardens, grounds and woodland. Occupying a particularly private position surrounded by open countryside and just two miles to the popular market town of Thirsk. The spacious and versatile accommodation oozes charm and character and extends to just shy of 6,000 sq ft, offering well planned and stylish family living arranged over two floors with the potential to easily create a self-contained annex if desired.

Internally, to the ground floor the extensive accommodation briefly comprises an entrance vestibule, impressive central hallway with feature fireplace and guest w/c off, music room with double doors through to an inner hallway where four further reception rooms to the west and south end of the property are accessed. These include a study, formal dining room, impressive dual aspect family room with French doors to the outside and a cosy TV room. The country style kitchen is fitted with shaker style units in cream with granite worktops, a split butler sink and a four-oven Aga. The garden hall with boot room leads through to a laundry, wine cellar, gym, shower room and home office. To the first floor is a particularly generous master suite with dressing room and luxurious en suite bathroom. There are three further bedrooms, one with its own en suite bathroom, plus a family shower room. To the north side of the upper floor and accessed via a separate staircase is a spacious guest suite with dressing room and en suite bathroom.

Services

Mains electricity and water. Private drainage. Oil-fired central heating.



Tenure
Freehold

Local Authority
Hambleton District Council

Council Tax Band
Band G





Gardens and Grounds.

The property is accessed via a lengthy tree lined drive leading directly to the house, parking area and triple garage, with an adjacent courtyard style garden area with three useful rooms off – currently utilised as a generous playroom and two interconnected office spaces. Middle Park House is set in well-established private grounds which extend to 5.17 acres in total, occupying a desirable rural position just two miles from the sought-after market town of Thirsk. The impressive gardens are mainly laid to lawn with box hedging, paved terracing, orchard and wooded areas, as well as a hard tennis court and separate kitchen garden area with greenhouses and fruit cage.

Lot 2

A separate entrance off the main drive takes you through double gates to the rear of Middle Park House to the substantial outbuildings which extend to over 10,000 sq ft in total. Currently used as warehousing and office space, this substantial building offers significant redevelopment potential - subject to gaining the necessary planning permissions.

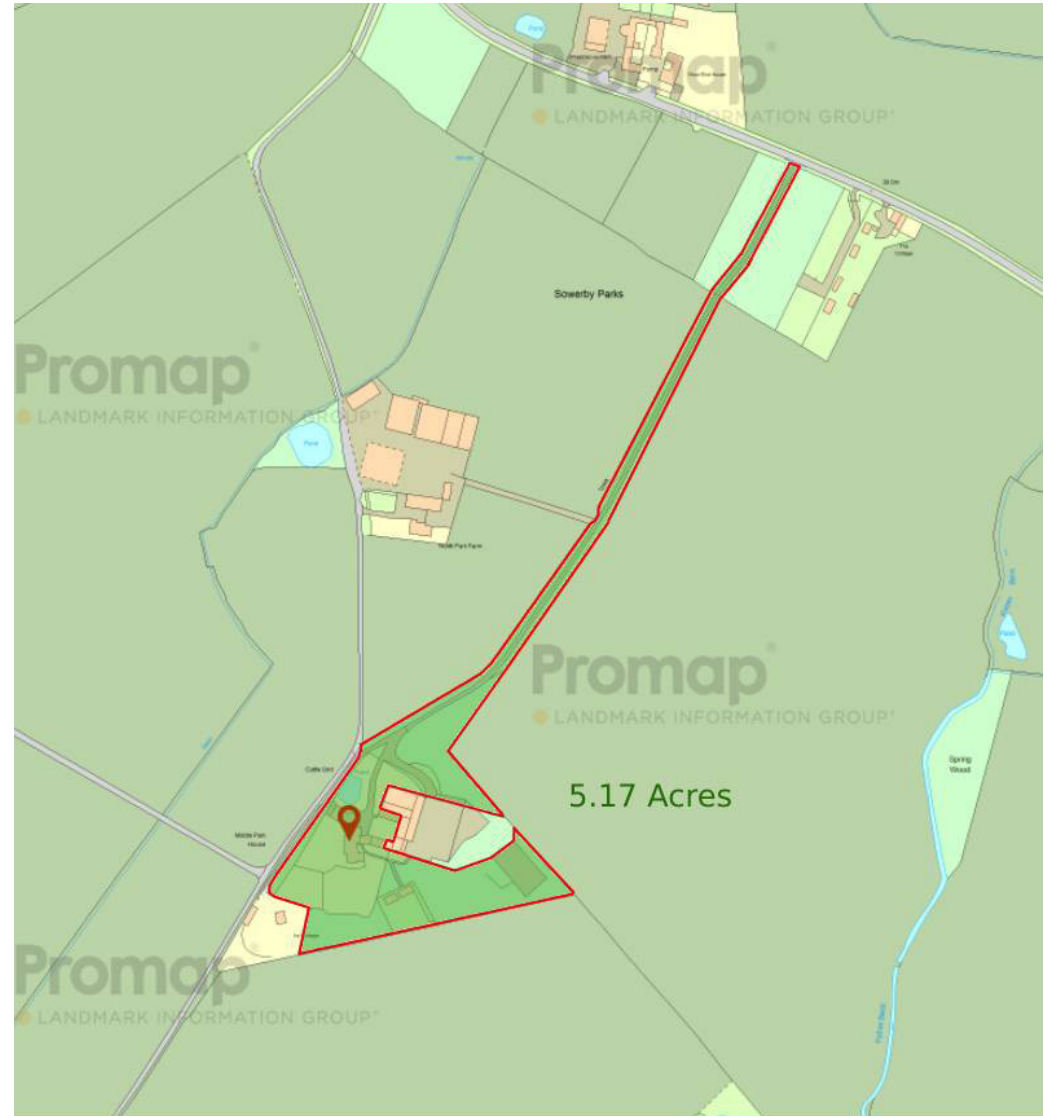
Location

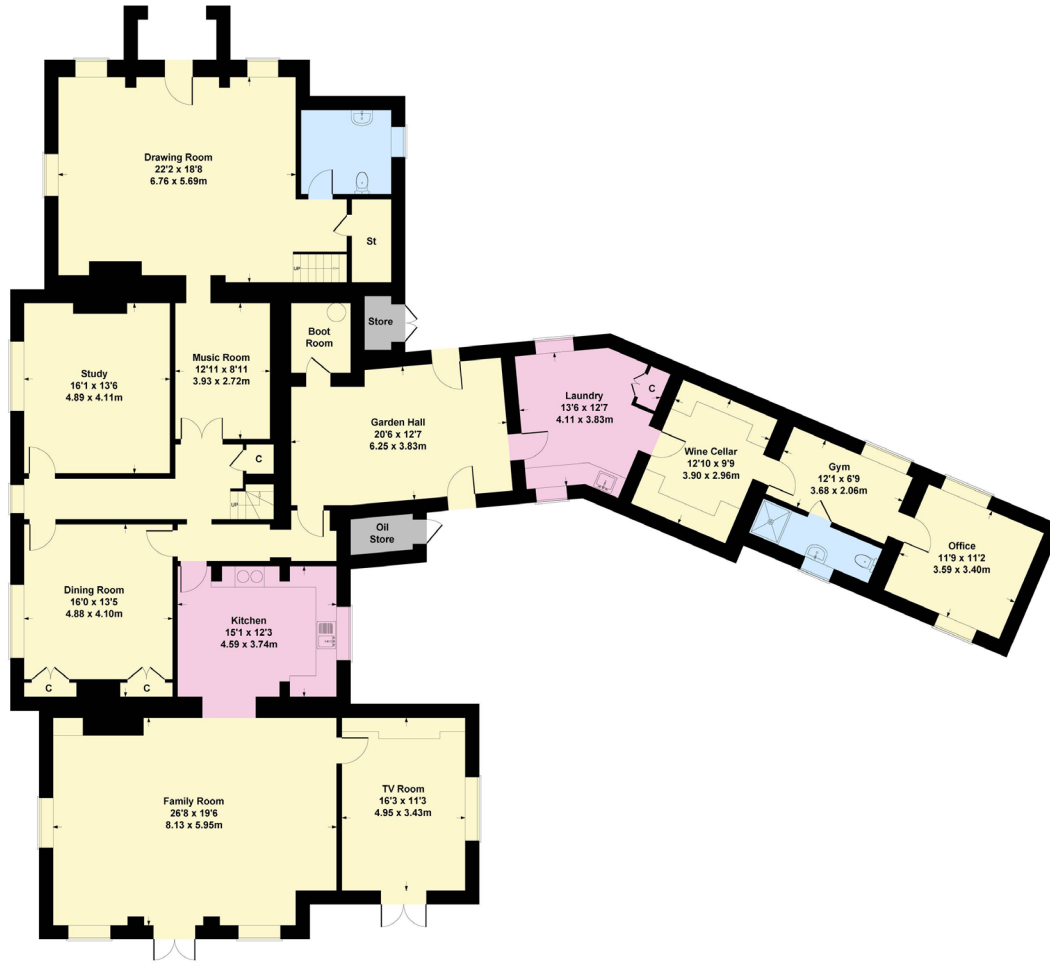
Middle Park House is situated along a private lane just outside the village of Sowerby, in the heart of 'Herriot Country', gateway to the Yorkshire Dales and the North Yorkshire Moors National Parks. Sowerby offers a variety of local amenities, a public house, and popular schools, whilst further amenities can be found in neighbouring Thirsk and easy access to the A19/A168 for travel further afield.

Directions (YO7 3AH)

Driving north on the A19 turn left almost immediately opposite the sign for Bagby and Balk. At the T-junction turn right, and the entrance to Middle Park House will be found on the left-hand side after approximately half a mile, identifiable by large white stones and post and rail fencing. Approaching from Sowerby, drive straight through the village in a southerly direction and pass under the A168 flyover. From here it is about 1 mile to the entrance of the property which will be found on the right-hand side. At the head of the drive take the middle section through the brick pillars to the main house. The left-hand fork leads round through double gates to the substantial outbuildings.



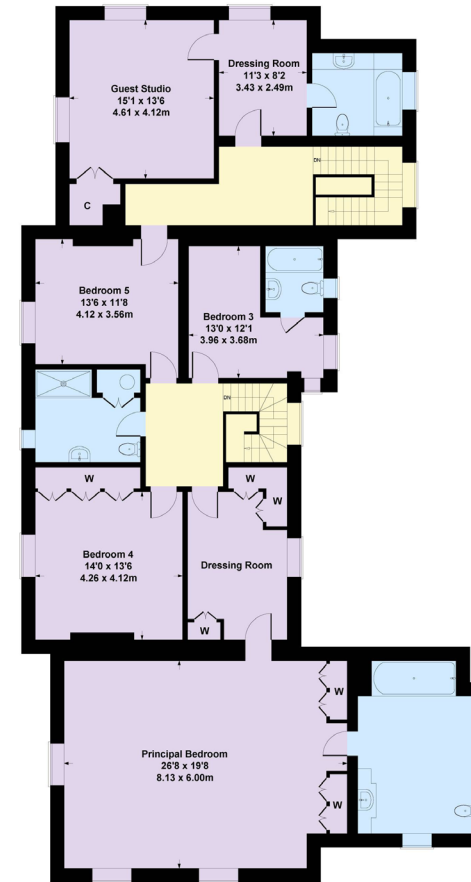
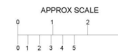




GROUND FLOOR

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of text of the particulars.

Middle Park House, Sowerby Parks, Sowerby

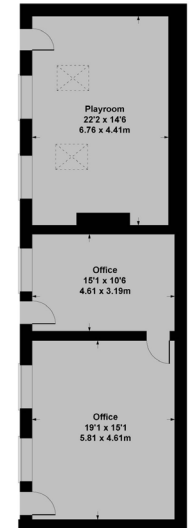


FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA
House - 5985 sq ft - 556 sq m
Garage - 517 sq ft - 48 sq m
Outbuilding - 767 sq ft - 71 sq m



GARAGE



OUTBUILDING

PLEASE CONTACT THE HARROGATE OFFICE - 01423 53 00 88 - 24 ALBERT STREET, HARROGATE HG1 1JT

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2022. Photographs and videos dated September 2022.

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