

SPRINGFIELD

Sowerby, Thirsk



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Outstanding Georgian house with garage and beautiful walled garden, situated in a sought-after village on the outskirts of Thirsk

*Thirsk Railway Station 2 miles • A1(M) 7 miles
Ripon 12 miles • York 22 miles*

Entrance hallway • walk-in cloakroom cupboard • sitting room • dining room with library area • study • kitchen/ breakfast room • utility room • wc • 3 double bedrooms • dressing room • 2 bathrooms (1 en suite)

Attached annexe: 2 bedrooms • bathroom

Garden room

Gated parking • integral garage • garden shed

Gardens

In all 0.2 acres

For Sale Freehold

Blenkin
& Co

ESTABLISHED 1992

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Springfield, 150 Front Street, Sowerby, Thirsk, YO7 1JN

Approximate Gross Internal Floor Area

Main House - 192.6 SQ M / 2073 SQ FT

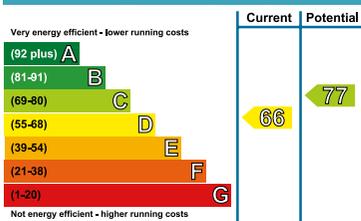
Annexe - 42.7 SQ M / 459 SQ FT

Plan Total - 272.3 SQ M / 2931 SQ FT

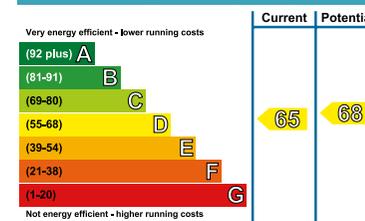
For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



House – Energy Efficiency Rating



Annexe – Energy Efficiency Rating



City

Country

Coast

This delightful double-fronted house enjoys a superb position in a Conservation Area on one of the most desirable residential streets in Sowerby/Thirsk. Believed to date from the 1780s, the house has been skilfully extended at the rear to provide an attached garage with a two-bedroom annexe above, as well as a garden room. The gardens are outstanding – walled, private and beautifully landscaped. Available for the first time in 18 years, this charming property offers versatility, ideal for a family or an active downsizer.

- Georgian village house with large walled garden
- Over 2500 sq ft over 2 floors, beautifully appointed
- 2-bedroom attached annexe
- Garage and gated parking
- Generous landscaped gardens
- Walking distance of town amenities
- 5 minutes' drive to the railway station with regular services to London
- Rapid road access to A19 and A1(M)



Tenure: Freehold

EPC Rating: House D, Annexe D

Council Tax Band: F

Services & Systems: All mains services. Gas central heating. Zoned heating.

Fixtures & Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Local Authority:

North Yorkshire Council
www.northyorks.gov.uk

Money Laundering

Regulations: Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.



Springfield is constructed of mellow handmade eighteenth-century brick with a pantile roof. It is attached on one side, with secure gates on the other that open to the private driveway. The traditional pedimented entrance, set behind wrought-iron railings, reveals a handsome panelled door with fanlight.

Inside, this fine 18th-century house retains significant character and many original architectural features. Modern updates include double-glazed sash windows, contemporary fittings, and ceiling speakers in a number of rooms. The attached annexe offers great versatility, while the main house offers a practical layout with thoughtful options for storage and utility areas.

The two formal reception rooms are beautifully proportioned. The sitting room, with French doors opening west and an engineered oak

floor, boasts a gas fire within a classically styled fireplace. The elegant dining room includes a library corner with bespoke book shelving and a display cabinet.

The fitted kitchen/breakfast room comfortably accommodates a family-sized table and seating area with south-facing views. It features a tiled floor, gas-fired Aga, integrated appliances and granite work surfaces. Adjacent are a storage cupboard and fitted laundry/utility room with a sink and external door, and a cloakroom/wc housing the boiler. A study is conveniently tucked away from the main living spaces.

The original staircase, with elegant handrail and spindles, leads to a landing giving access to three double bedrooms and two bathrooms. The house bathroom includes a vanity basin, electric towel rail and bath with shower over.



The guest suite is a private space on the southeast corner of the house comprising a bedroom, dressing room with built-in cupboard and en suite shower room.

An inner hallway acts as a buffer between the main house and the garage/annexe as well as the garden room. A staircase rises to the first floor where two double bedrooms with eaves storage are accompanied by en suite bathroom including a bath with electric shower.

Outside

The house is set back behind traditional wrought-iron railings and a formal parterre garden. A garden gate and bespoke handrail lead to the front door.

Sturdy timber gates open onto the driveway and garage, the latter equipped with an electric door, power and light. The driveway, laid with a blend of gravel, paving stones and cobbles, is illuminated by external motion-sensor lighting and a Victorian-style lamp post, and provides parking for two cars with a turning area. A paved terrace outside the kitchen creates a sheltered, sun-filled space ideal for outdoor seating.

A wrought-iron garden gate opens into the beautifully landscaped garden, which is fully walled, exceptionally private and planted with established shrubs and lawns bordered by sweeping herbaceous beds. French doors from the garden room open south onto a sheltered wraparound terrace, centred around a small pond with an attractive water feature.





A beech hedge trained over an archway leads to a further area of lawn, dotted with mature trees including a magnificent cedar, a weeping pear, hollies and a cherry encircled by box hedging and underplanted with spring bulbs. Interconnecting pathways meander to the far end of the garden, where a productive kitchen garden features four raised beds, raspberry canes, a bay tree, a garden shed and a composting area.



Environs

Sowerby is a charming village in North Yorkshire, immediately adjacent to and linked with the market town of Thirsk. Front Street is characterised by period houses set back behind deep grass verges lined with lime trees planted to commemorate Queen Victoria's Jubilee. Sowerby has its own public house, the Crown and Anchor, and is within walking distance of Thirsk's traditional cobbled market square and range of amenities including three supermarkets, several primary schools and Thirsk School, rated 'Good' by Ofsted. Private schools such as Cundall Manor and Queen Mary's lie within ten miles with Ampleforth College and Queen Ethelburga's also within easy reach.

Sowerby is situated just south of Thirsk and serves as a gateway to the Yorkshire Dales to the west and the North York Moors to the east, with easy access to the A19 and A1(M) for commuting. Thirsk railway station offers services to York and London via Grand Central and TransPennine Express provides routes to Newcastle and Manchester Airport. LNER services to London King cross stop at nearby Northallerton.

Directions

Heading into Thirsk on Sowerby's Front Street, No. 150 can be seen on the left hand side, identified by a house sign.

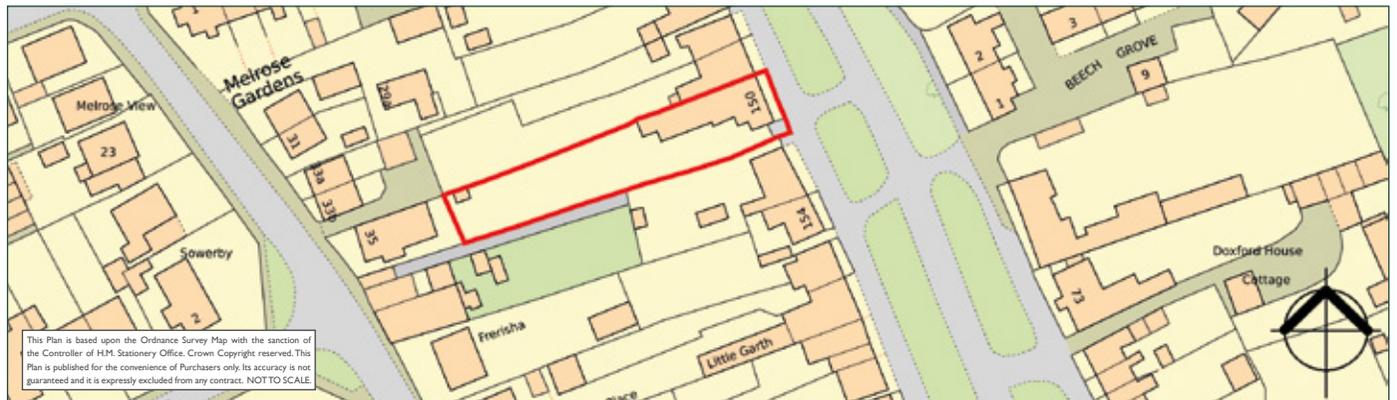
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Viewing

Strictly by appointment.



ESTABLISHED 1992



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