



KEEPERS COTTAGE, SOWERBY ROAD, ISLEBECK, THIRSK, YO7 3AN

– Thirsk – 4½ miles
– Junction 49 A1(M) – 7 miles

The sale of Keepers Cottage offers a rare opportunity to acquire a lovely characterful country home perfect for those with equestrian interests and also offering a recently converted separate annexe suitable for a variety of uses including self-contained accommodation for a dependent relative, superb home office suite or deriving rental income or an Airbnb.

The property is situated at the end of a private lane shared only by two other properties and set in a completely private environment surrounded by open farmland some 4 miles south of Thirsk. This lovely market town offers a wide choice of shops, pubs, restaurants, supermarkets, leisure facilities and racecourse together with the added benefit of a mainline railway station with connection to London Kings Cross. Keepers Cottage sits on the outskirts of Sowerby and the surrounding countryside in the shadow of the Hambleton hills is perfect for walking, cycling and horse riding. The A1(M) and A19 motorways are within easy reach for those wishing to travel further afield.

The spacious and flexible family accommodation briefly comprises a glazed reception porch with fitted bench sitting, a light spacious living room with log burner and French doors opening out into the south facing rear garden, separate dining room with brick fireplace and log burner, study, fourth reception room/ ground floor bedroom with en suite wet room, farmhouse style breakfast kitchen with pine units and feature AGA in rustic brick recess, Neff integrated oven and grill and wide French doors opening out into the garden, walk in pantry, inner hall and lobby leading to a guest cloakroom and utility room.

AN IMPRESSIVE 5 BEDROOM COUNTRY RESIDENCE TOGETHER WITH A SEPARATE TWO STOREY ANNEXE, STABLES AND OUTBUILDINGS, PLANNING TO EXTEND AND CHANGE OF USE TO TOURISM AND EQUESTRIAN INCLUDING THE SIGHTING OF 3 HOLIDAY LODGES, ALL IN APPROXIMATELY 7 ACRES AND SURROUNDED BY OPEN COUNTRYSIDE.



At first floor level the principal bedroom is approached by a private staircase and has lovely full height oak fitted furniture, a balcony with extensive country views and en suite shower room. A second main staircase provides access to guest bedroom 2 with private en suite shower room, 3 additional bedrooms and a house bathroom.

The former 3 car garage has only recently been converted into a stunning 2 storey detached annexe with the whole of the ground floor providing a superb open plan living dining kitchen with 3 sets of folding doors facing south, private entrance lobby, cloakroom with WC and utility. At first floor level is a large principal bedroom with en suite bathroom and full width sun balcony and bedroom 2/ office. The annexe provides superb living accommodation for a dependent relative, holiday let/Airbnb or provide an exceptional home office suite if preferred.

Outside at the end of the lane a private driveway leads round to the rear of the property where there is parking for numerous vehicles adjacent to which is a Goodrick built stable block with 3 loose boxes, feed store, hay barn, tack room and large tractor shed/workshop.

There are lawned formal gardens to the south of the principle dwelling and adjoining fenced paddocks to the south and east in total equating to just over 7 acres.



Planning Comment

Hambleton District Council granted approval on the 19 November 2021, application number 21/02420/FUL, for a two storey rear extension to the principal dwelling. Furthermore, North Yorkshire Council granted consent on 19 May 2023, application number 23/00026/FUL, for proposed change of use to tourism and equestrian comprising the sighting of 3 holiday lodges, an outdoor riding arena and a horse walker, plus the erection of a new equestrian building to create combined equestrian and tourism facilities. Copies of both decision notices and the associated architects plans and drawings are available on request.

ADDITIONAL INFORMATION

Tenure – We are advised that the property is freehold and vacant possession will be given on legal completion.

Viewing – Strictly by appointment through the selling agents – Carter Jonas – 01423 523423.

Directions - YO7 3AN

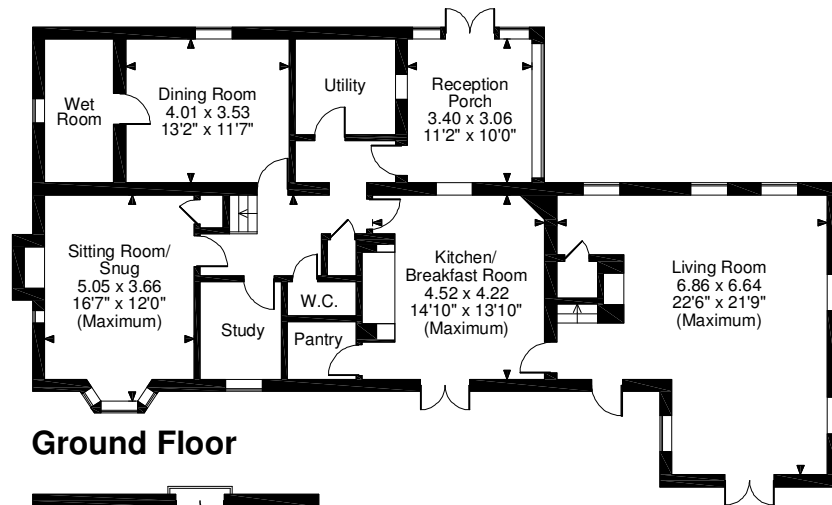
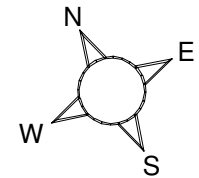
Leaving Easingwold on the A19 heading towards Thirsk continue for approximately 8 miles before turning left at the Bagby Lane End crossroads sign posted Sowerby. Turn left at the T Junction onto Moor End Lane and after approximately half a mile turn left onto a private lane opposite a bungalow called Green Acre. Keepers Cottage is at the end of the private track.



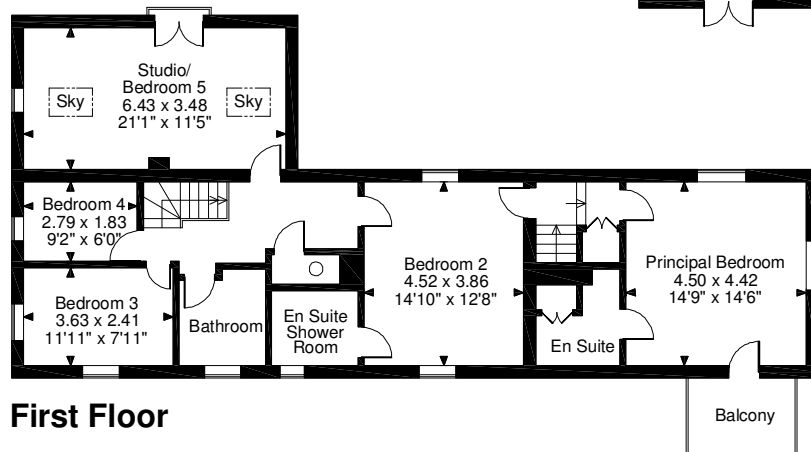




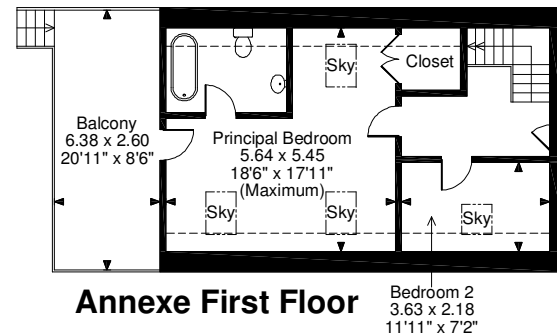
Keepers Cottage, Islebeck
Approximate Gross Internal Area
Main House = 2,721 sq ft / 253 sq m
Outbuilding = 1,447 sq ft / 134 sq m
Annexe = 1,112 sq ft / 103 sq m



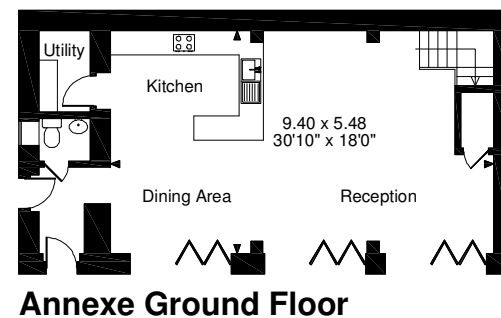
Ground Floor



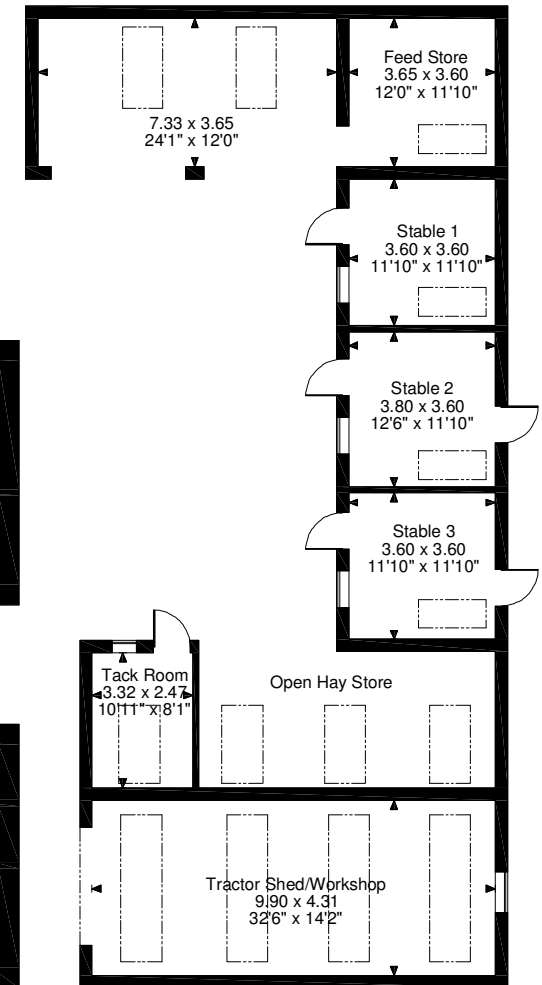
First Floor



Annexe First Floor



Annexe Ground Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8481103/SS



Harrogate 01423 523423

harrogate@carterjonas.co.uk

Regent House, Albert St, Harrogate HG1 1JX

carterjonas.co.uk



IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.