





Accommodation

A beautifully presented three-bedroom detached home offering the best of both worlds — modern construction and efficiency combined with character features and significant future potential. Extending to over 1,500 sq ft, Old Oxmoor Barn is positioned within a quiet cul-de-sac in the highly sought-after area of Sowerby.

The main house is of modern construction, providing the comfort and efficiency associated with a contemporary build. In contrast, the three adjoining outbuildings are rich in character and largely original, offering a rare and highly versatile opportunity for conversion, subject to the necessary consents. The combination of a modern home with directly connected heritage outbuildings is rarely available within a single residential property.

Thirsk town centre, with its independent shops, amenities and well-regarded schools, is within easy reach on foot. The nearby A19 and A1 provide excellent road links, while Thirsk railway station offers connections on the national network.

Ground Floor

The main entrance opens into a porch with cloakroom/WC, leading to a spacious entrance hall with useful storage and stairs to the first floor.

The double-aspect living room is an impressive, light-filled space, centred around a log-burning stove set within a feature fireplace. Two sets of patio doors open onto both the front and rear gardens, creating a bright and inviting room throughout the day.

The open-plan kitchen, dining and family room forms the heart of the home, designed for both everyday living and entertaining. The kitchen is well-appointed with modern units, integrated appliances including a range cooker and dishwasher, and a Belfast sink. A separate pantry/utility room provides additional storage and workspace.

First Floor

A spacious landing with storage leads to three well-proportioned bedrooms. The principal bedroom benefits from a dressing room and a stylish en-suite. Two further double bedrooms are served by a family bathroom, fitted with a bath, separate walk-in shower and a contemporary suite.

Outside

The front garden is designed for low maintenance, enclosed by weathered brick walls with mature planting. To the rear, a private garden is predominantly laid to lawn with well-stocked borders and a south-facing patio, ideal for outdoor dining and summer entertaining. Walled boundaries provide an excellent degree of privacy, well suited to families or dog owners.

The rear garden also benefits from double gate access for both vehicles and pedestrians onto Gravel Hole Lane.

Outbuildings

Three substantial outbuildings adjoin the main house, retaining much of their original character. Their direct connection to the house significantly enhances their flexibility, offering a rare opportunity to create additional living accommodation, a self-contained annexe, home office, studio, or a combination of uses, subject to planning and building regulations.

General

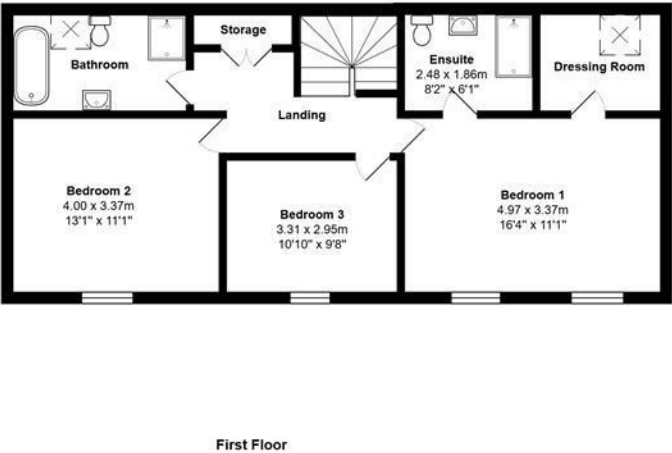
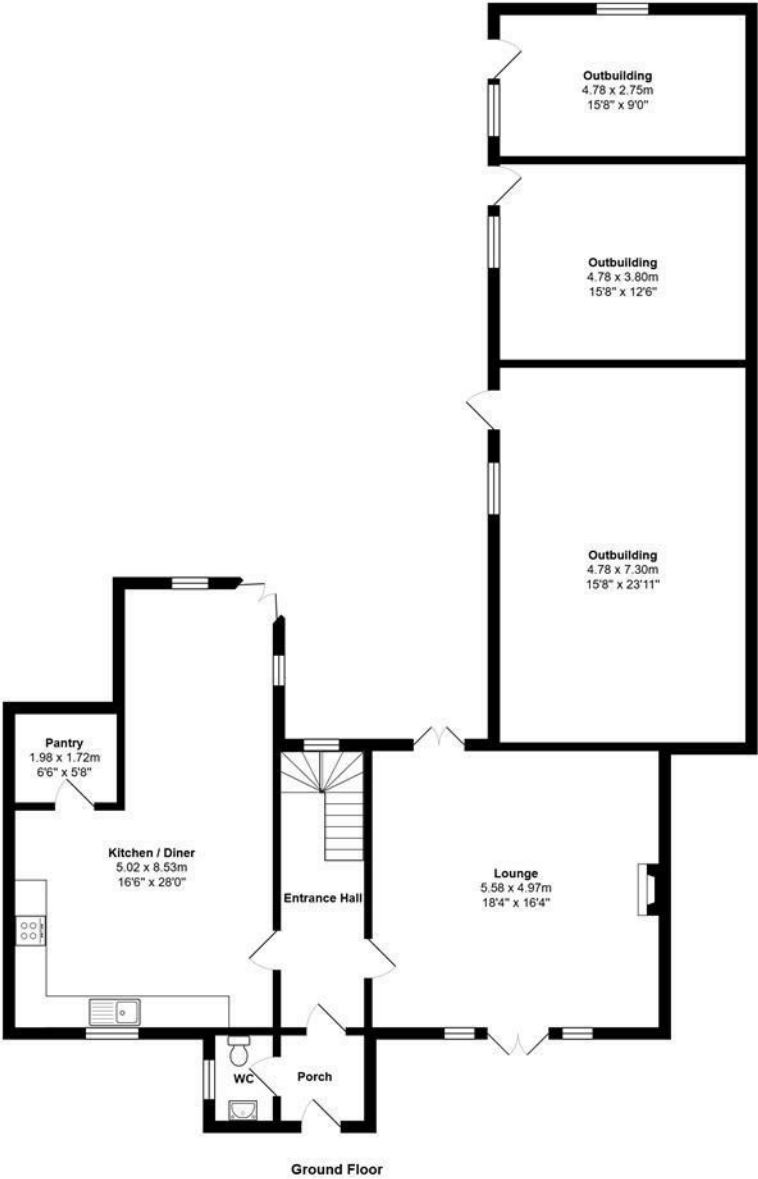
The property is double-glazed throughout and benefits from gas central heating. Private street parking to the front accommodates multiple vehicles.

Homes of this calibre — combining modern build quality with genuine conversion potential — rarely come to market in Sowerby. Early viewing is highly recommended.



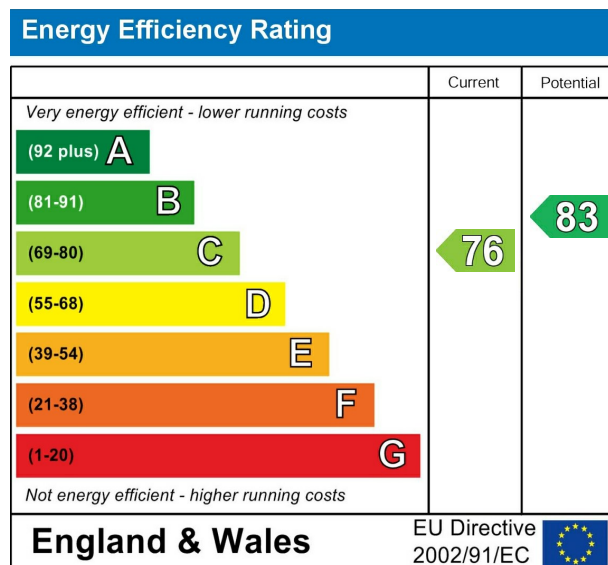


Floorplan





EPC



VIEWING BY APPOINTMENT ONLY - 01845 421010 - sales@davislund.co.uk - www.davislund.co.uk

MONEY LAUNDERING REGULATIONS 2003 - Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

Davis & Lund Ltd trading as Davis & Lund, registered office: 5a Kirkgate, Ripon, HG4 1PA. Registered in England No 10034416. Registered for VAT No 243 2008 51

Davis & Lund Ltd have prepared these property details on the seller's behalf. Davis & Lund Ltd have taken reasonable steps to check the content, but no information should be taken as a statement of fact. All measurements are approximate and should be taken as a guide, potential purchasers should satisfy themselves as to the accuracy. Floorplans are produced as a guide and they are not to scale. All fixtures and fittings are not included in the sale, unless stated. Heating systems, electrics, services and appliances have not been tested and no warranty is given to their working order

