



Sandholmes Lane, Sowerby, Thirsk

£225,000

**Stephensons**  
estate agents & chartered surveyors

[stephensons4property.co.uk](http://stephensons4property.co.uk)

# S

Sandholmes Lane,  
Thirsk YO7 1JS

Est. 1871

£225,000

Positioned within the sought-after village of Sowerby, this beautifully refurbished cottage offers a thoughtful blend of character and high-quality modern finish, creating a home that feels both welcoming and exceptionally well presented.

The property has undergone a comprehensive refurbishment in recent years, with clear attention paid to both craftsmanship and detail throughout. The result is a home that is ready to move into, offering a high standard of finish while still retaining the warmth and character expected of a cottage of this nature.

The ground floor is well arranged, with a comfortable sitting room providing a cosy yet refined space to relax, complemented by a separate dining room that works equally well for everyday use or entertaining. To the rear, the kitchen forms part of a two-storey extension and has been thoughtfully designed to sit in keeping with the cottage, combining modern functionality with a softer, more traditional style. Double doors open directly onto the rear patio, allowing the space to connect naturally with the garden and creating an ideal setting for both day-to-day living and hosting.

Upstairs, there are two well proportioned bedrooms along with a useful study area, offering flexibility for those working from home. The bathroom is a particular highlight, fitted to a high standard and designed as a standout feature of the home,



Tenure: Freehold  
Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected  
Broadband Coverage: Up to 600\* Mbps download speed  
Council Tax: B - North Yorkshire Council  
EPC: E (45)  
Current Planning Permission: No current valid planning permissions

\*Download speeds vary by broadband providers so please check with them before purchasing.



with a four-piece suite including a roll top bath, a large walk-in shower and a quality finish throughout.

Externally, the rear garden offers a generous space that has yet to be fully landscaped, presenting a blank canvas for a new owner to create their own outdoor setting. The size of the plot provides excellent potential, whether for more formal gardens, additional seating areas or a more tailored design.

In addition, the property benefits from a dedicated off-road parking area positioned on the lane, separate from the cottage itself. This privately owned space provides parking for multiple vehicles – a rare and valuable feature for a property of this type.

Sowerby is a particularly well regarded village, known for its attractive setting, characterful homes and strong sense of community. A range of local amenities, including shops, cafés and schooling, are all within easy reach, while the nearby market town of Thirsk offers further facilities. The area is well placed for access to surrounding countryside and transport links, making it an appealing choice for those looking to balance village living with convenience.

## Partners:

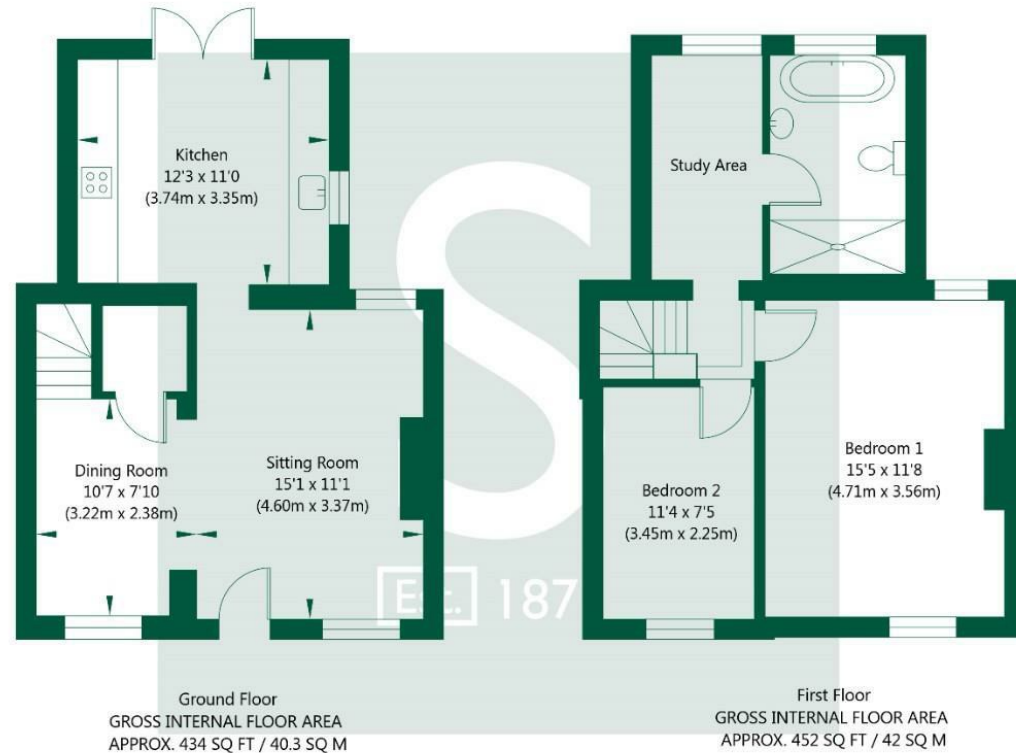
J F Stephenson MA (Cantab) FRICS FAAV  
I E Reynolds BSc (Est Man) FRICS  
R E F Stephenson BSc (Est Man) MRICS FAAV  
N J C Kay BA (Hons) pg. dip MRICS  
O J Newby FNAEA  
J E Reynolds BA (Hons) MRICS  
R L Cordingley BSc FRICS FAAV  
J C Drewniak BA (Hons)  
E G Newby MRICS  
T Brooks MNAEA

## Associate Partners:

N Lawrence  
I Jarvis MNAEA

York: 01904 625533  
Boroughbridge: 01423 324324  
Easingwold: 01347 821145  
Selby: 01757 706707  
Haxby: 01904 809900

## Sandholmes Lane, Sowerby, YO7 1JS



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 886 SQ FT / 82.3 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
[www.exposurepropertymarketing.com](http://www.exposurepropertymarketing.com) © 2026

