

LOW SOBER FARM



LOW SOBER FARM | WARLABY | NORTHALLERTON | DL7 9JT



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Northallerton 3 miles, Thirsk 8 miles (all distances approximate)

Georgian architecture at its very finest.

A beautiful 5 bedroom Grade II listed farmhouse located in a glorious setting with stylish accommodation and huge character, brilliant gardens, paddocks and ancillary office and outbuildings. In all 16 acres.

CROFT

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CROFT



ACCOMMODATION AND AMENITIES

Entrance hall, drawing room, dining room, living kitchen, sitting area, utility room, boot room, pantry and cloaks.

Principal bedroom suite and four further bedrooms all with ensuite bathrooms.

Triple garage, workshop, stores and gym.

Home office with kitchen and wc

1 mile private driveway dissecting open country side leads to the property. Glorious gardens and grounds and series of paddocks ideal for children to play in or for those with equestrian or hobby farming interests.

In all 16 acres to include 1 acre of garden.









INTRODUCTION

Low Sober Farm is the epitome of a classic Georgian country farmhouse. Beautiful in appearance the house sits perfectly in 16 acres of well maintained gardens, grounds and paddocks and has a southerly aspect looking out on to open countryside.

The main house has a gross internal floor area of approximately 5000 sq ft and offers fabulous space and accommodation that is well proportioned and finely balanced between formal reception rooms and day to day living space. Throughout the house are superb characteristics, attention detail and specification and fine examples of this are the English oak floors, ceiling cornices and plasterwork. Both the drawing room and dining room are large and look out on the gardens, the kitchen is well appointed and works well by seamlessly flowing in to eating area and day to day sitting room. The boot room is perfect for the daily “ in and out “ of the house and the utility room is generous in size meaning it can cope with family life.

Upstairs all the bedrooms have ensuite bathrooms which is ideal for family living. Throughout the house there is a very “ family “ feel and all the rooms are airy and bright!



OUTSIDE

One of the key attributes for Low Sober Farm is it's wonderful position and outdoor space. The drive way is impressive and splits open countryside giving you a true sense of arrival. There is parking to the side of the house near the boot room door but for a more formal approach the front of the house has a majestic driveway and turning circle flanked by well stocked flower beds as well as the picture post card pathway leading to the front door.

The gardens are beautiful, and lawns wrap around the house providing the natural break between the property and paddocks.

There is a range of traditional outbuildings that have been converted to create, garaging, stores, workshop and gym. The home office is also superb and another little addition to the brilliant home.





ADDITIONAL INFORMATION

Environs

Low Sober Farm sits in a tranquil location surrounded by countryside yet only 3 miles from the very popular market town of Northallerton which has a vast array of shops, restaurants, amenities and facilities catering for everyone's daily needs and requirements. There is a main line rail connection in the town to London Kings Cross which has a 2hr 10 minute journey time. Perfect those wishing to commute to the capital. The quaint market town of Thirsk is 6 miles away which also has a wide range of shops and facilities.

There are also a number of highly regarded schools within 10 to 15 miles of the property.

Services

We are advised that the property has mains water and electricity. The drainage is on a private system and the central heating is oil fired.

Local Authority

Hambleton District Council
www.hambleton.gov.uk

Tenure

We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

Directions

Travelling from Northallerton proceed out of the town on the A684. After approximately 1/2 mile turn left to Warlabby. Go through the village and after 1/2 mile the driveway for Low Sober Farm is on the right hand side.

Travelling from the South on the A167 at South Otterington turn left in the village and follow the road to Warlabby. Just before Warlabby the entrance to Low Sober Farm is on the left hand side.

Viewing

Strictly through the selling agent:
Croft Residential, Pavilion 2000, Amy Johnson Way, York YO30 4XT

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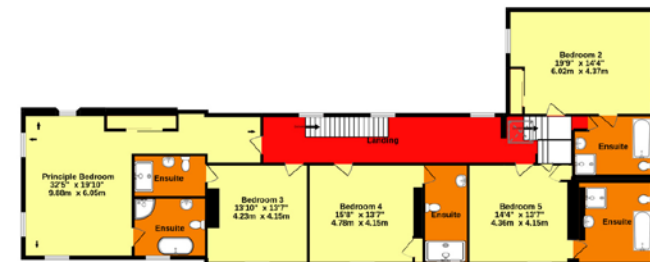




GROUND FLOOR
4776 sq.ft. (443.7 sq.m.) approx.



1ST FLOOR
1979 sq.ft. (183.8 sq.m.) approx.



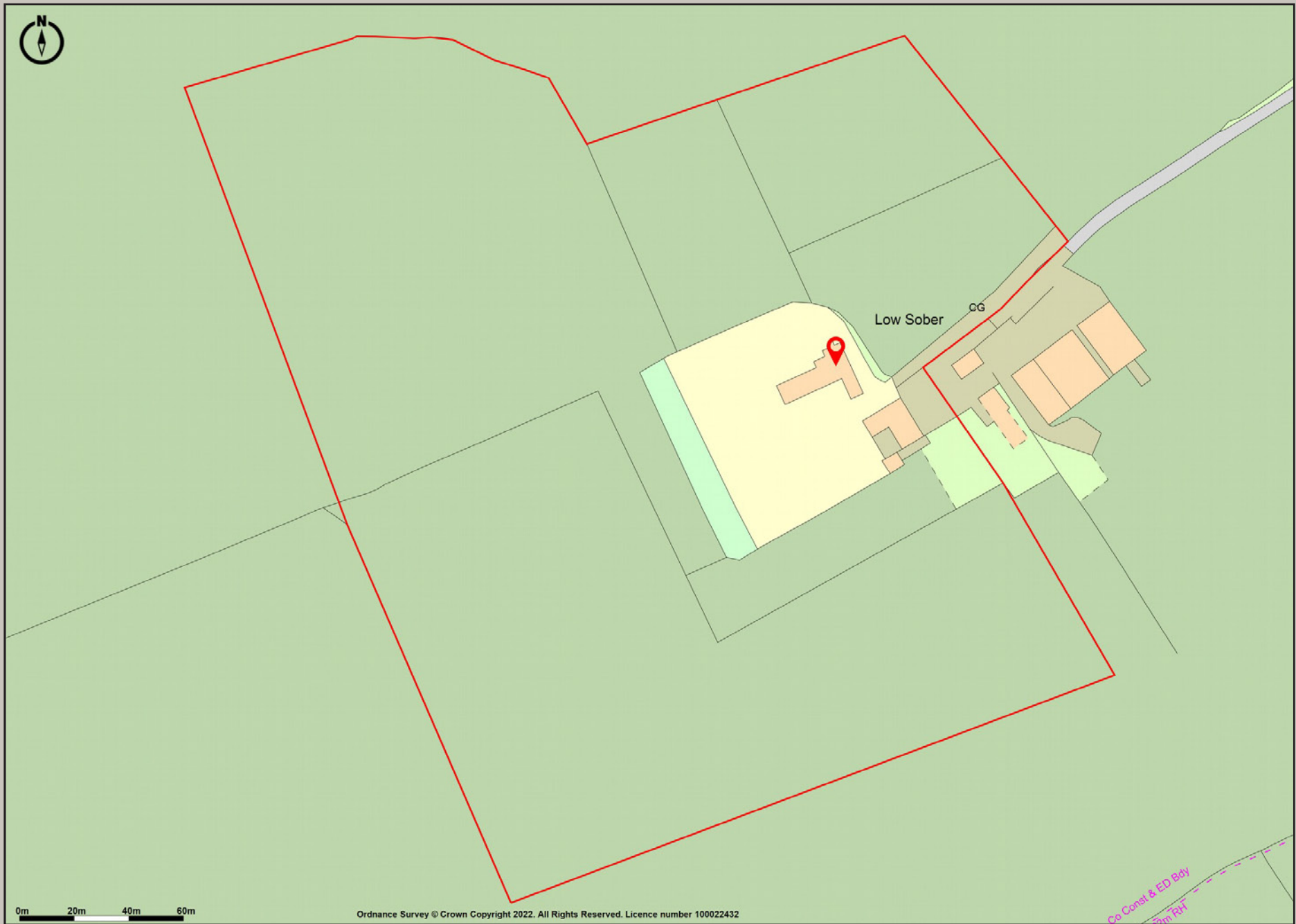
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TOTAL FLOOR AREA : 6755 sq.ft. (627.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 c	75 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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