

# LOW SOBER FARM

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NEAR NORTHALLERTON ♦ NORTH YORKSHIRE







# LOW SOBER FARM, WARLABY, DL7 9JT

A superb Grade II listed detached Georgian country house providing exceptional 5 bedroom family accommodation, occupying a private and tranquil setting amidst just under 17 acres (6.88 ha) of gardens and grounds, enjoying lovely countryside views and situated in a secluded yet convenient position, 4 miles to the south west of Northallerton.

## GROUND FLOOR

Entrance hall • Cloakroom • Sitting room  
Dining room • Living kitchen • Family room  
Boot room/side hall • Utility room  
Walk in pantry

## FIRST FLOOR

Landing • Lovely principal bedroom with dressing area and an en suite bathroom  
Guest bedroom with an en suite bathroom  
3 further double bedrooms – each with en suite bath/shower rooms

## OUTSIDE

Double garage • Workshop • Gym • Wood store  
Garden store • Excellent self contained office, ideal for working from home

## GROUNDS

Approached via a 1 mile tarmac private drive • Superb surrounding gardens extending to about 2 acres (0.81 ha) • Additional paddocks extending to just under 15 acres (6.07 ha) • Beautiful private setting  
A genuine hidden gem





## THE ACCOMMODATION

Low Sober Farm has been the subject of a sympathetic yet extensive programme of renovation and refurbishment and is offered for sale in immaculate condition throughout. It provides exceptional and particularly spacious accommodation which is ideal for comfortable everyday family living and entertaining.







### 3 SPACIOUS RECEPTION ROOMS • 5 BEDROOM SUITES

Exceptional principal house • Beautiful private setting amidst superb gardens and grounds extending to just under 17 acres (6.88 ha) • Extensive range of outbuildings together with a self contained home office facility • Convenient for easy access to Northallerton, Thirsk, Bedale and Masham.

The property occupies a stunning country position just a short drive from the market town of Northallerton, which offers a busy high street with a variety of independent shops, cafes and pubs and a Tesco superstore and an M&S food hall. The property is within easy access of the A1(M) and railway stations in Northallerton and Thirsk provide regular services to London's King Cross - which is within approximately 2 hour 15 minutes travelling time.

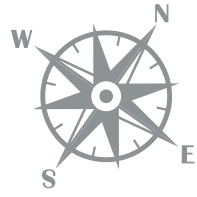




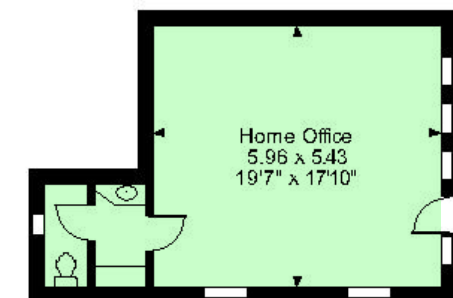
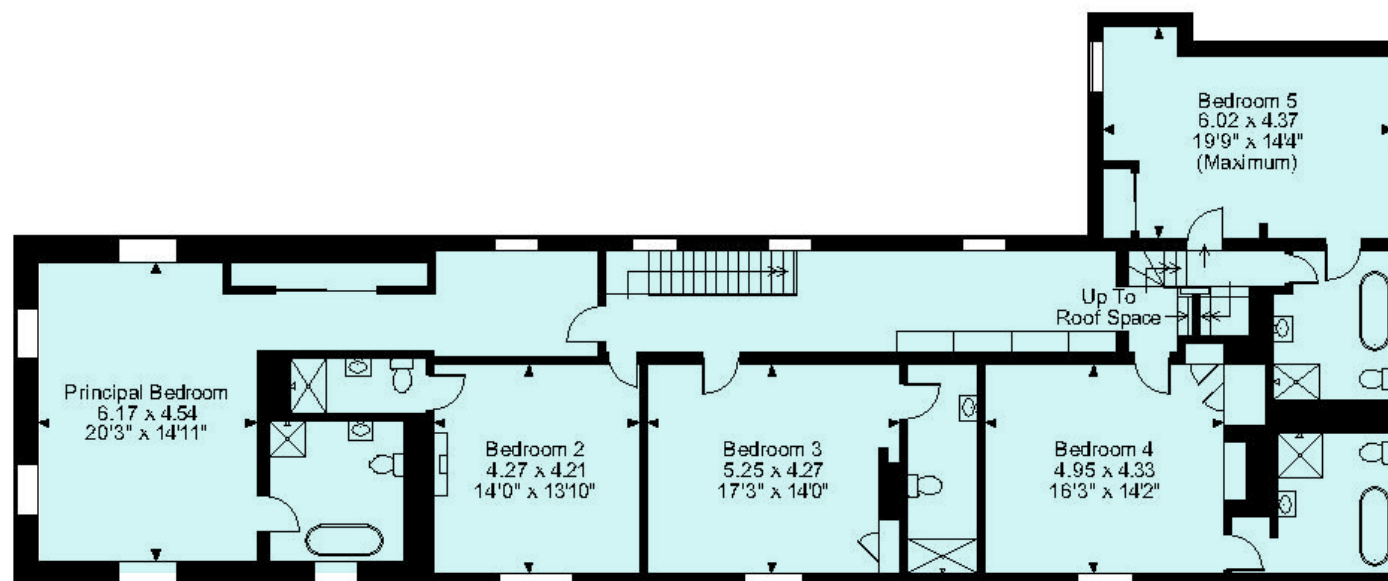
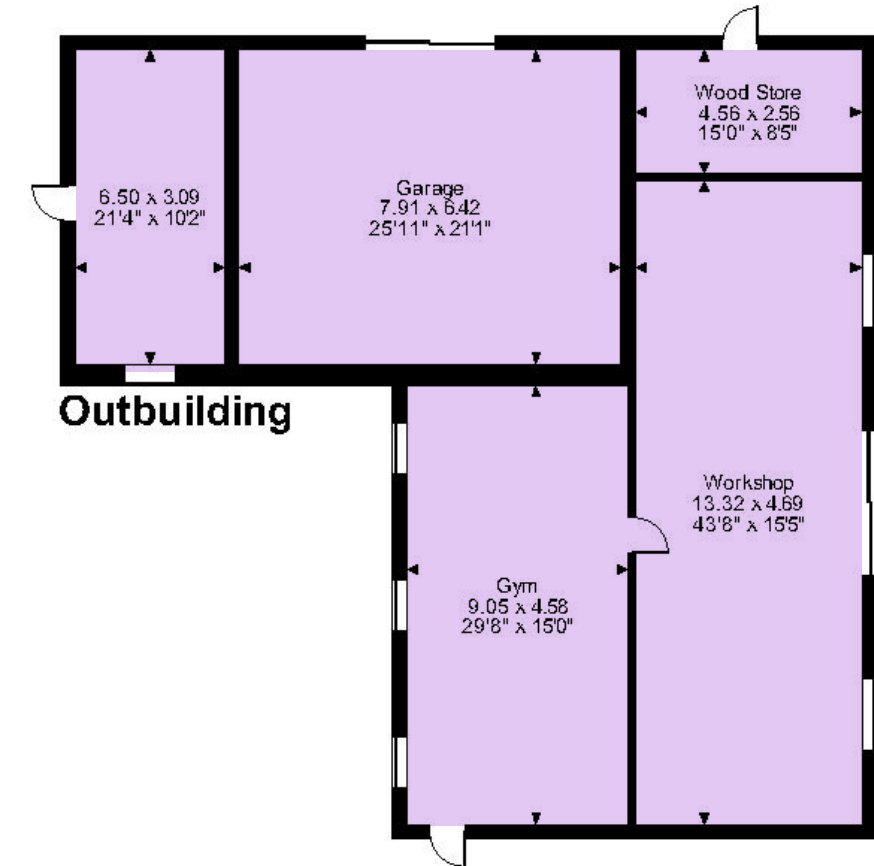
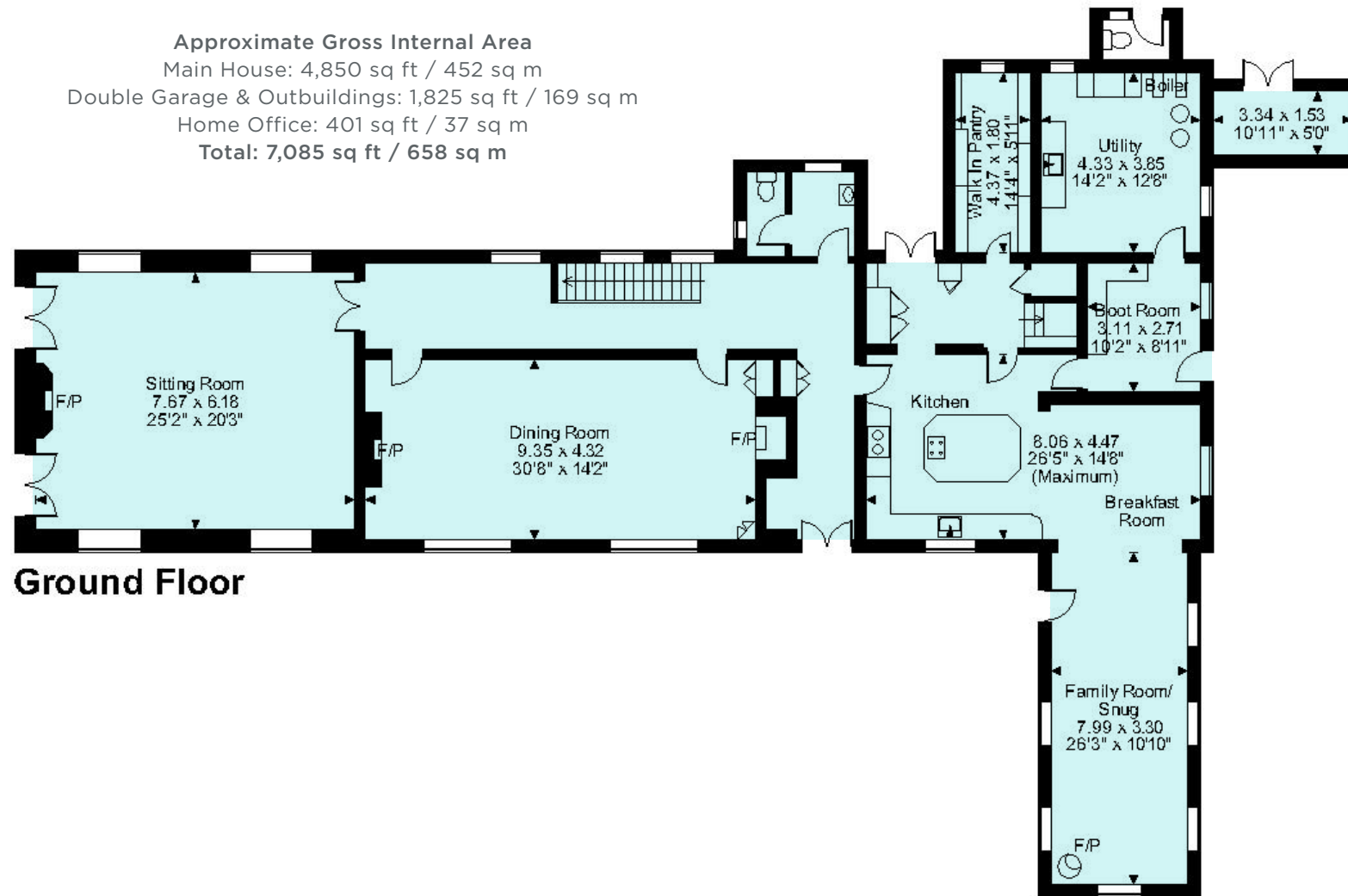




## FLOOR PLANS



**Approximate Gross Internal Area**  
 Main House: 4,850 sq ft / 452 sq m  
 Double Garage & Outbuildings: 1,825 sq ft / 169 sq m  
 Home Office: 401 sq ft / 37 sq m  
**Total: 7,085 sq ft / 658 sq m**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.





## OUTSIDE



Low Sober Farm occupies a stunning setting amidst gardens and grounds extending to just under 17 acres (6.88 ha). The property sits beautifully in the middle of its land and features some specimen mature trees including Ash, Oak, Beech, Hornbeam, Maple and Willow. Wildlife is in abundance.

Approached via a 1 mile private drive with grass borders and hedging, the property occupies a discreet and tranquil setting and has an excellent range of outbuildings consisting of a double garage, workshop, gym, wood store and a garden store.





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

We are advised that mains water and electricity are installed. Central heating is oil fired with underfloor heating throughout the ground floor and in all of the bath/shower rooms.

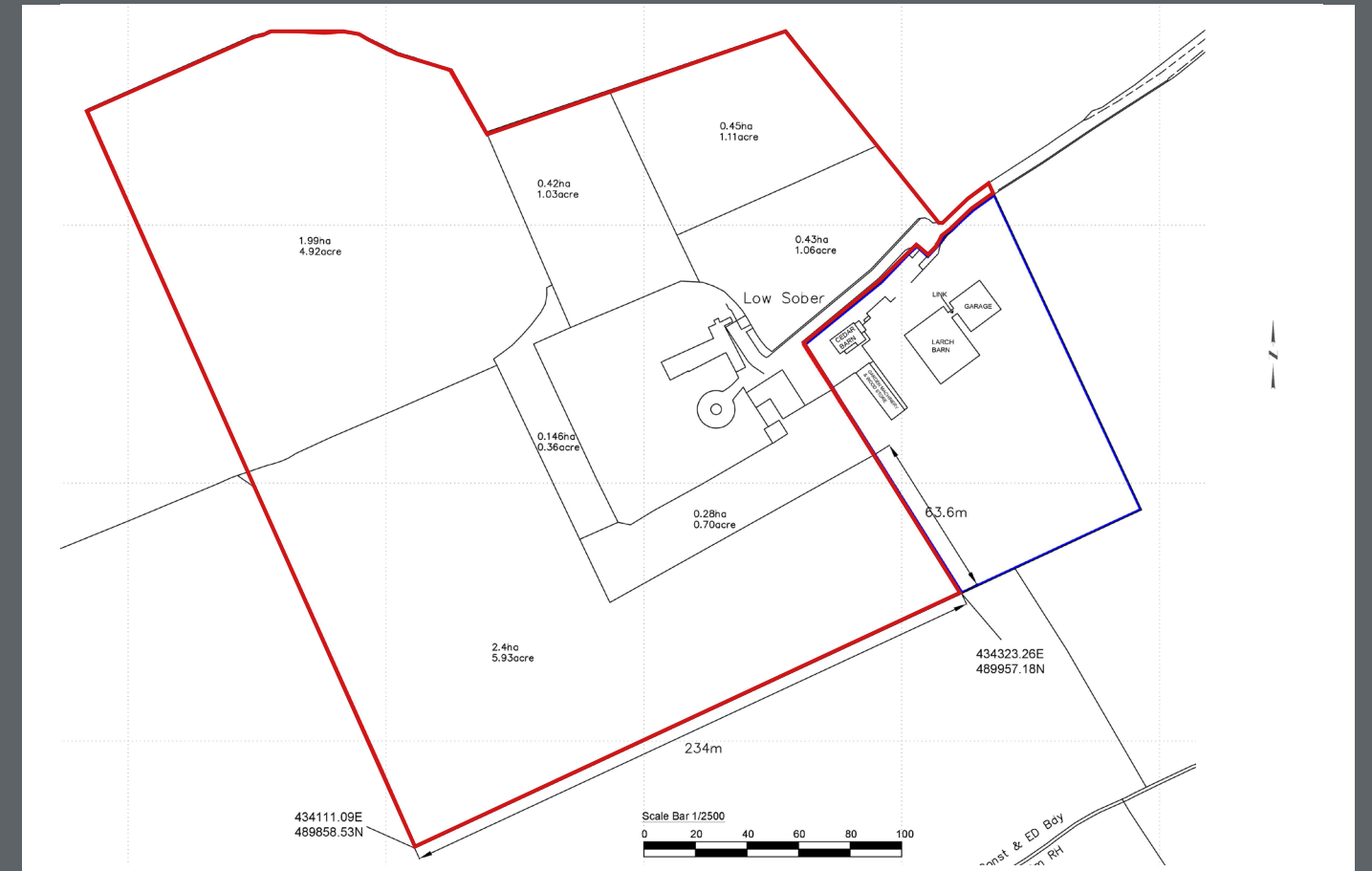
Drainage is to a private treatment plant.

Sat nav: DL7 9JT

Strictly by appointment through the selling agents - 01423 523423.



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