



## THIRKLEBY HOUSE

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MILL LANE, GREAT THIRKLEBY, NORTH YORKSHIRE, YO7 2AY

savills





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## GRADE II LISTED FORMER RECTORY LYING WITHIN A PARKLAND SETTING

Thirsk 5 miles ♦ York 20 miles ♦ Easingwold 8 miles  
(All distances are approximate)

6 bedroom principal house

3,810 square feet

Garage block and stable

Attractive gardens

Parkland, grazing and arable land

Frontage onto Thirkleby Beck

**In all about 28.84 acres (11.67 hectares)**

**For sale as a whole or in two lots**



**Savills York**

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**[savills.co.uk](https://www.savills.co.uk)**

## Situation

Thirkleby House is beautifully situated lying in a private and rural parkland setting just to the north of the village of Great Thirkleby whilst benefitting from excellent access to the main communication networks. The A168 dual carriageway lies only 4 miles to the north providing good access north and south. The east coast mainline railway stations at Thirsk (6 miles) and York (20 miles) offer regular services to London Kings Cross (approximately 2 hours). There are a wide range of shops, leisure facilities, golf courses, schools and amenities in the Market towns of Easingwold (8 miles) and Thirsk (5 miles). The Hambleton Hills and Howardian Hills Area of Outstanding Natural Beauty are easily accessible to the east and the property lies between the North York Moors and the Yorkshire Dales National Park providing all the attributes for combining a family home with accessibility for work and leisure.





### Description

Thirkleby House is a Grade II listed former Rectory believed to date from around 1866. The house which lies to the east of Mill Lane approximately 375 metres north or the village is of an attractive red brick construction under a grey slate roof and provides well-proportioned accommodation currently with six bedrooms and a gross internal floor area of 3,810 sq ft. Whilst the house requires some updating and modernisation it was believed to have been reroofed about 20 years ago and partially rewired more recently.

The accommodation which is arranged across two floors, shown on the floorplan attached, has attractive architectural features including high ceilings with plaster corning, pitch pine doors, a feature glazed staircase window and ornate glazed hallway doorway and tiled fireplaces. On the ground floor the reception hall leads to a full width combined sitting room and lounge, well-proportioned dining room, kitchen and utility rooms, beyond which lies the backyard providing access to the garage and store which may have potential for provision of further accommodation subject to planning. On the first floor, there are six good sized bedrooms and three bathrooms including a large family bathroom.

The house is set within well-established private lawned gardens including mature specimen trees which lead on to the parkland and down to the Thirkleby Beck which is a particular feature of the property. The land which is currently within a Stewardship Scheme is ideal for those with amenity or conservation interests as well as being well suited for equestrian or livestock enterprises. The land is naturally split by Mill Lane which although being council highway only leads to one more farm beyond the property. The house lies within a total of 15.34 acres of gardens and parkland to the east of Mill Lane. To the west is a further 13.5 acres again including attractive well established permanent grassland with an area of arable land at the northern end. There is a brick built stable and the base of the former tennis court which provides a potential site for building additional stables if required.

The sale offers a rare opportunity to acquire an attractive Grade II listed family house with potential for the purchaser to modernise to their own taste in an unspoilt yet accessible location.





## FLOORPLANS

Gross internal area (approx):

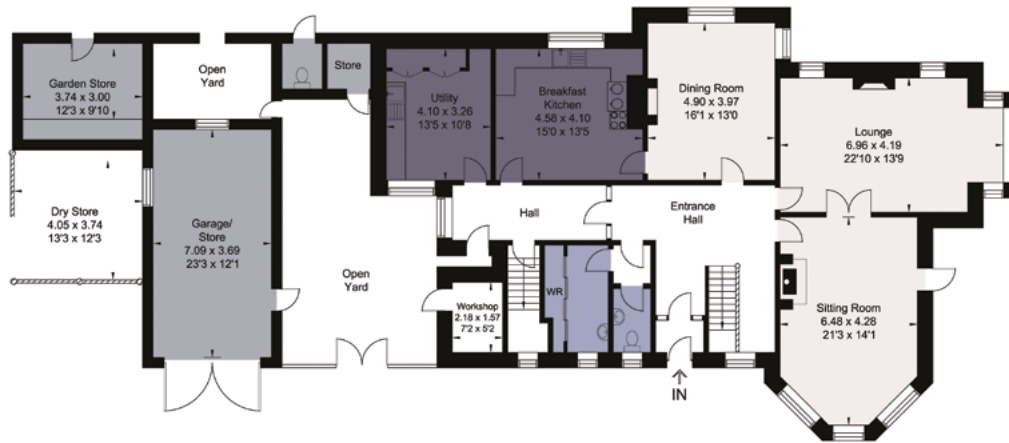
House: 353.96 sq m / 3,810 sq ft

Garage/Store: 26.19 sq m / 281.90 sq ft

Garden Store/Store/WC: 15.15 sq m / 163.07 sq ft

Outbuilding: 43.10 sq m / 463.92 sq ft

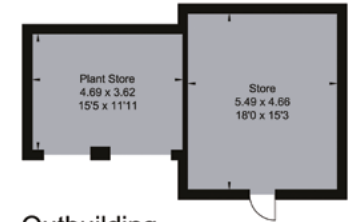
Total: 438.40 sq m / 4718.89



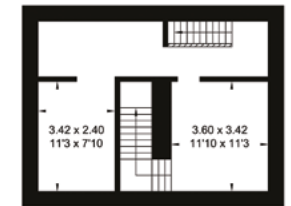
Ground Floor



First Floor



Outbuilding



Cellar



## GENERAL INFORMATION

### Nearest Postcode

YO7 2AY

### Directions

From the middle of the village of Great Thirkleby turn left onto Mill Lane and continue along Mill Lane for approximately 400 metres to the property which is situated on the right hand side of the lane.

### Rights of Way, Easements & Wayleaves

The property is sold subject to, and with the benefit of all existing wayleaves, easements and rights of way, public and private whether specifically mentioned or not.

A public bridleway follows the western boundary of the property in a north south direction.

### Services

Mains supply of electricity and water with drainage to a private system, probably in need of renewal by the purchaser. Oil central heating with an oil supply to the Aga for cooking.

### Local Authority

Hambleton District Council  
Civic Centre  
Stone cross  
Northallerton  
DL6 2UU  
01609 779977

### Subsidies & Grants

The land is registered with the Rural Payments Agency and BPS Entitlements claimed by the vendor. 9.08 Entitlements will be transferred to the purchaser after completion, however all payments relating to the 2020 year or earlier will be retained by the vendor.

### Stewardship Scheme

The property lies within a Countryside Stewardship Scheme details of which are available from the agents.

### Sporting Rights

The sporting rights are included in the sale. The vendors believe that they have Riparian rights to fish on the Thirkleby Beck.





### **Fixtures and Fittings**

All items normally described as tenants fixtures and fittings are excluded from the sale including garden furniture, troughs and statues however fitted carpets are included.

### **Tenure**

The property is offered freehold with vacant possession upon completion although the arable land is let on a Farm Business Tenancy Agreement.

### **Council Tax**

Band G

### **Method of sale**

The property is offered for sale by private treaty as a whole or in two lots. The selling agents reserve the right to conclude negotiations by any other means.

### **Viewing**

Strictly by appointment through the sole selling agents Savills York 01904 617800/ [ablack@savills.com](mailto:ablack@savills.com) reference AWB -

### **Health and Safety**

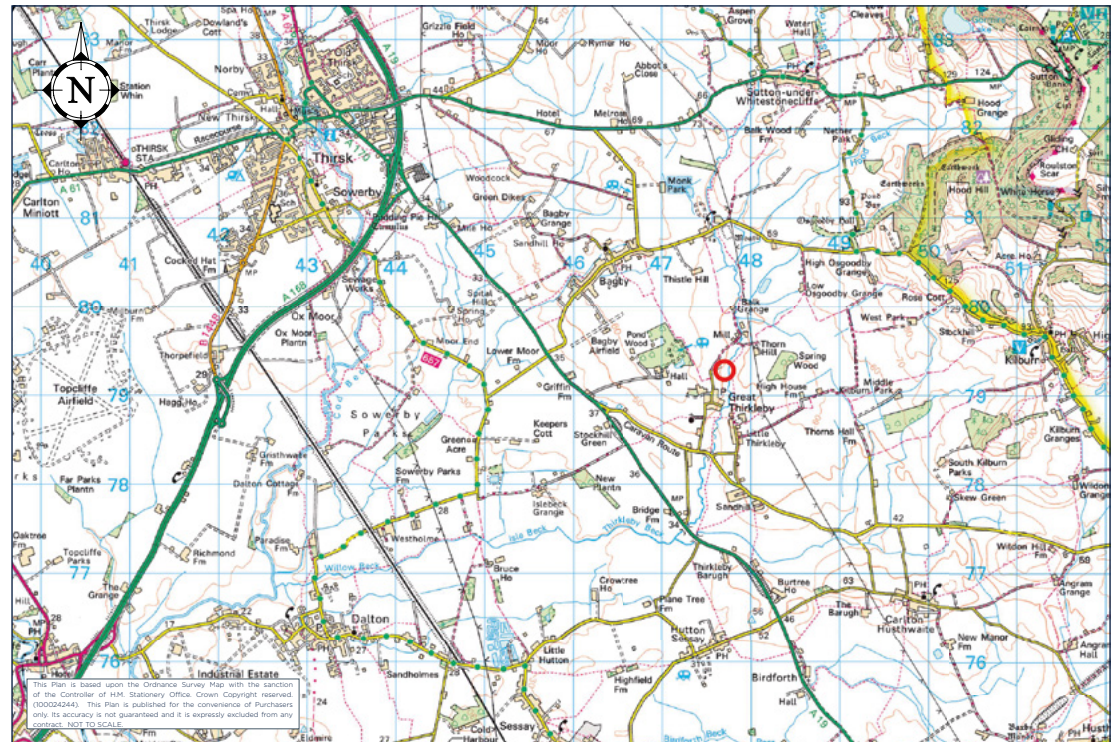
Given the potential hazards we would ask you to be as vigilant as possible when inspecting the property for your own personal safety. Viewers need to be aware of the uneven ground leading down to the Beck and should wear suitable footwear.

### **Date of Information**

Particulars prepared - October 2020

Photographs taken - October 2020

Ref: 23/10/20 ABJM



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