



KIRBY HILL HOUSE

Kirby Hill, Boroughbridge YO51 9DS





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Ripon 6 miles, Harrogate 13 miles, York 19.5miles
(all distances approximate)

A FINE EXAMPLE OF A GRADE II LISTED VICARAGE SET AMONGST
GROUNDS WITH TENNIS COURT, GRAZING PADDOCKS, ANNEXE IN
CONVERTED CARRIAGE HOUSE AND ADDITIONAL OUTBUILDINGS

Accommodation

Reception hall • Dining room • Drawing room • Sitting room • Study/Library
Living-dining-kitchen • Utility room • Cloakroom/w.c.
Principal bedroom with large ensuite bathroom • Guest bedroom with ensuite
shower room • Three further bedrooms • House bathroom • Airing cupboard.
Annexe with living area/bedroom • Shower room • Kitchen

Externally

Circular driveway • Courtyard with double garage • Additional storage Impressive
lawn to 3 sides • Ha-ha • Tennis court • Grazing paddocks.

In all about 3.32acres



GSC GRAYS

PROPERTY • ESTATES • LAND

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Description

Kirby Hill House is a superb village residence dating back to the 1830s which was originally the village Vicarage. Grade II listed, this impressive residence has been skilfully extended and updated by the current owner who has created a superb home perfect for families.

The property seamlessly combines the modern additions of the extended living-dining-kitchen and beautiful replacement bathrooms, with the spectacular original features that a house of this quality offers. More recently, the updating of the sitting room has created a space which equally lends itself to a children's playroom. The grandeur of the formal reception rooms certainly adds to the wow factor.



Situation and Amenities

Kirby Hill House is situated in the centre of the village of Kirby Hill. A pretty North Yorkshire village in a convenient position around 1 mile from the centre of Boroughbridge. The village has a thriving community based around the primary school and church and there is also a busy pub. A huge array of amenities can be found in Boroughbridge, these range from independent boutiques and eateries to the traditional local butchers and bakeries. The Crown Hotel has recently been refurbished and there are several popular public houses that offer excellent dining options. Boroughbridge High School is the local state secondary school and the public schools of Cundall Manor, Queen Mary's and Queen Ethelburga's are a short drive away.

Kirby Hill is easily accessible and, for commuters, the A1 and motorway network is a couple of minutes drive. Thirsk station offers trains to London's King's Cross on the East Coast mainline making the journey from the front door to the capital being under 3 hours.

The converted Coach House offers further, delightful accommodation which is currently used for additional residential space and could equally be an income producing holiday let.

Set within grounds of about 3.32 acres there are further outbuildings set around a courtyard including a double garage and store, grazing paddocks and a full-size tennis court.

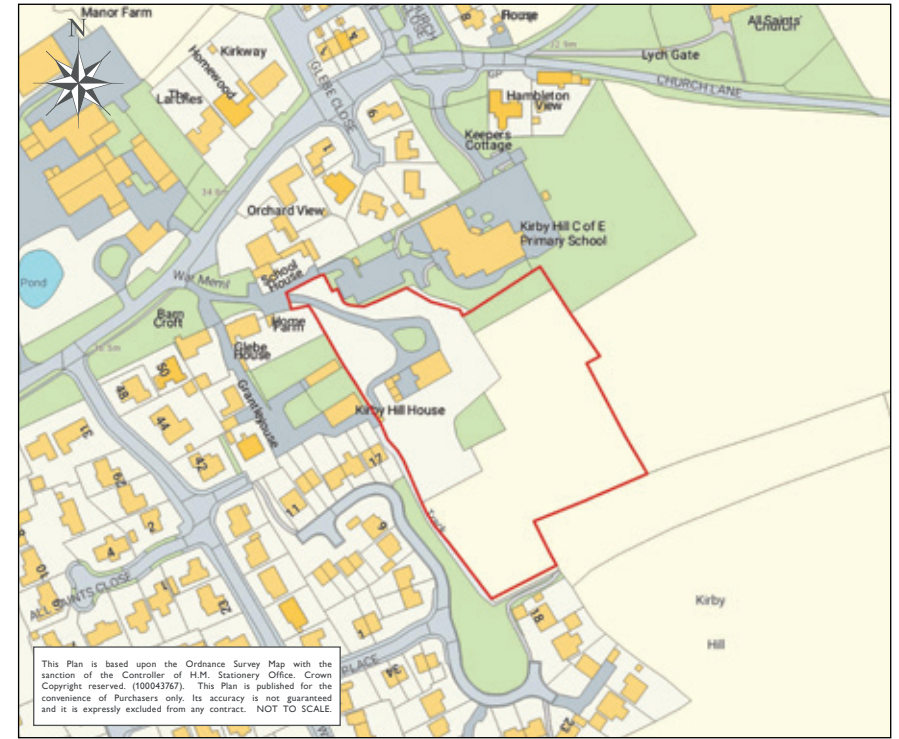
Accommodation

Situated over 2 floors, the accommodation includes the following:

Ground Floor – Entrance vestibule, reception hall with Yorkshire stone flagged floor, drawing room, dining room, sitting room, library/study, living-dining-kitchen, utility room, cloakroom/w.c.

First Floor- Large landing leading to principal bedroom suite with large ensuite bathroom, guest bedroom with ensuite shower room, three further bedrooms, house bathroom and airing cupboard.





Annexe

Accessed from the courtyard, recently refitted kitchen, inner hall, recently refitted shower room, stairs to first floor open plan living/bedroom area.

Outbuildings

Accessed through double timber gates to the cobbled courtyard, double garage with two up and over doors and additional storage to the rear, further store, greenhouse.

Gardens and Grounds

The property is approached via an impressive circular driveway with central lawn. There is a continuation of the drive to the rear of the courtyard offering additional parking space for numerous vehicles.

The gardens extend to 3 sides mainly laid to lawn with a ha-ha boundary between both the grazing fields and the orchard. To the rear of the courtyard is a fantastic tennis court.

Services

Mains gas, electricity drainage and water are connected to the property.

Rights of way, wayleaves and easements

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. We are aware that a public footpath runs through the grazing land to the rear.

Local Authority

North Yorkshire Council

Council Tax

Band G

what3words

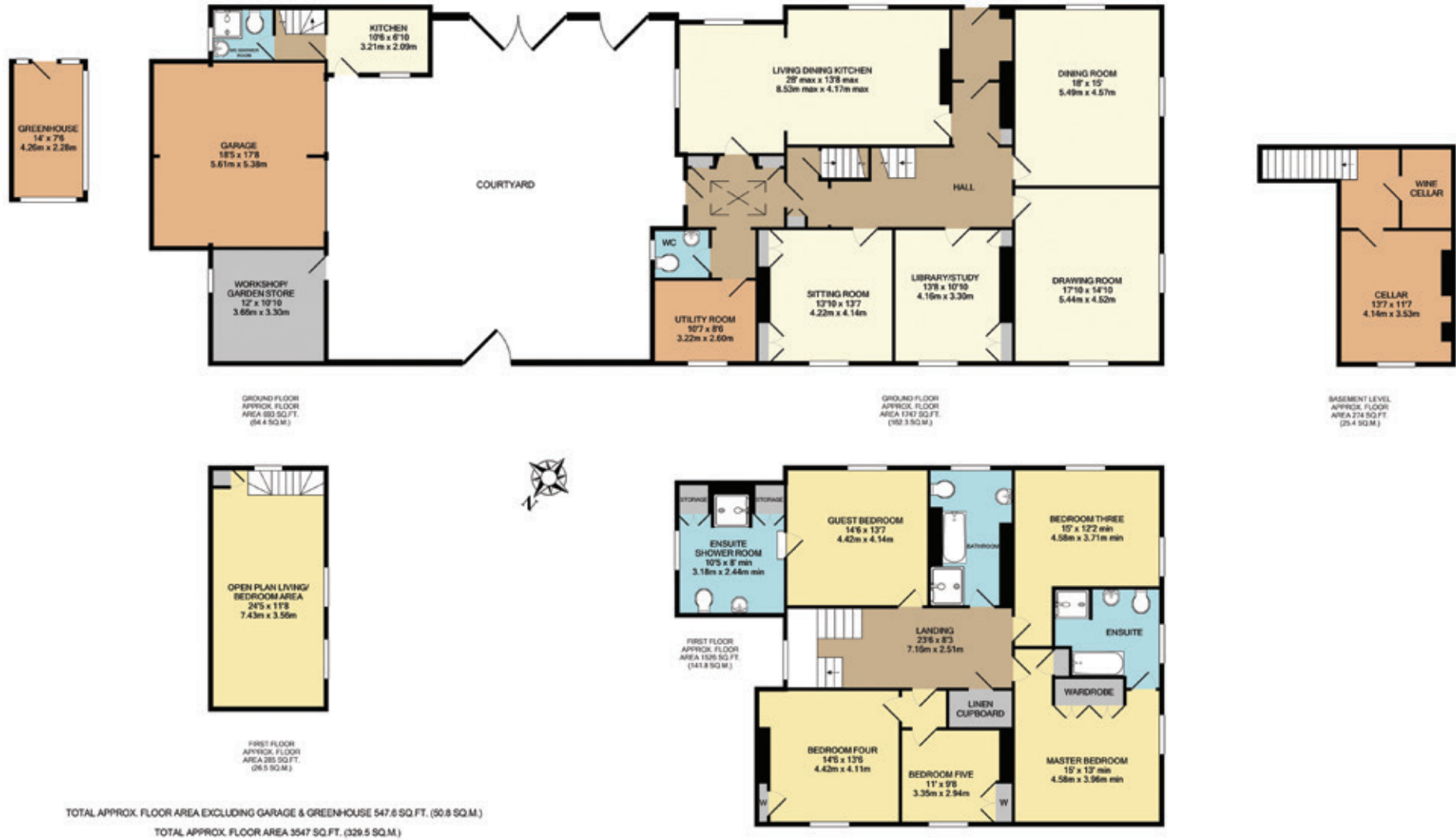
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Fixtures and Fittings

Unless specifically mentioned within these sale particulars, only fitted carpets are included in the sale. All objects of statuary, chattels, furniture, furnishings, wall hangings, display cases, light fittings and garden ornaments are specifically excluded from the sale although some items may be available by separate negotiation.

Viewing

Strictly by appointment with GSC Grays 01423 590500



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1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
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5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: March 2024

Photographs taken: XX XX

