



# HIGHFIELD LODGE

Rainton, Thirsk, YO7 3PU



**GSC GRAYS**

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A superb individual contemporary country residence positioned on a plot of around 2 acres positioned on the outskirts of the accessible village of Rainton. The property has far reaching views to the East over the Hambleton Hills and the White Horse at Kilburn and has been beautifully enhanced and updated by the current owners and offers accommodation in excess of 4,800 sq.ft. accommodation.

## Accommodation

- Impressive vaulted reception hall
  - Sitting room
- Dining room, through to huge living-kitchen
  - Pantry
  - Utility Room
- Cloakroom/WC
  - Study
  - Family room



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Highfield Lodge

Highfield Lodge is a superb individual contemporary country residence set in around 2 acres on the outskirts on the popular village of Rainton. The property offers modern expansive accommodation which makes the most of the amazing views to the rear, with a large proportion of the rear of the property being glazed. The impressive oak framed reception hall gives the ultimate wow factor as soon as you arrive at the property. The enormous open-plan living dining kitchen offers a fabulous space for entertaining. Beautifully presented throughout, this modern family home offers further opportunity to increase the living accommodation in the form of the first-floor space above the garage which benefits from ensuite facilities with staircase access. This could equally be used as a granny annex or accommodation for au pair/nanny. The accommodation to the main house, which has been well planned and flows beautifully, briefly comprises:

To the ground floor - a spectacular galleried reception hall, sitting room, dining room, fantastic everyday living-kitchen with walk-in pantry and utility room and cloakroom, together with study and superb family/games/gym room. The main sitting room lies to the rear of the house and has superb views through the bay window to the rear.

To the first floor - is the central landing, an enormous principal bedroom with double doors leading to the wow factor of the Juliet balcony overlooking the Hambleton Hills, large bathroom and dressing room. There are four further double bedrooms, house bathroom and a separate shower room.

As mentioned previously, there is a large space above the detached double garage which could equally easily be used as a granny annex, accommodation for nanny/au pair, or equally for those wishing to work from home to create a separate office space, perfect for receiving visitors or clients.

Accommodation

- Impressive vaulted reception hall
- Sitting room
- Dining room, through to huge living-kitchen
- Pantry
- Utility Room
- Cloakroom/WC
- Study
- Family room

- To the First Floor:
- Galleried landing
  - Principal Bedroom with ensuite and dressing room
  - Guest bedroom
  - 3 further bedrooms
  - House bathroom and separate shower room.

- Externally
- Gated gravelled driveway
  - Detached double garage
  - Flat/studio/office with shower room above garage
  - Impressive gardens to the rear, gated and vehicular access to the side
  - Delightful, paved patio with fabulous views
  - Large lawned garden/grazing

In all about 2.87 acres

The Appeal of Our Home - The Owners Insight

We've absolutely loved living in this home—its generous space and natural flow have made it both functional and welcoming. The views stretching out towards the moors are a constant reminder of the beauty of Yorkshire, and the private garden has been our peaceful escape. Despite its size, the house has always felt like a warm sanctuary—offering the perfect balance of comfort and room to grow. It's been an amazing family home and the ideal place to settle into Yorkshire life.

Outside

To the front of the property is the gravel driveway with electric timber gates, a driveway leads down the side for vehicular access and leads to the spectacular rear garden. This has a tremendous patio area and further seating areas, arbours and raised beds, beyond which is the large lawned garden. This is perfect for growing families to create football/rugby pitches but equally could be used as grazing for a small pony. (Agents note – there is a rear pedestrian access gate leading to the village cricket ground. This is only used when necessary to retrieve cricket balls. There is a small payment of £5.00 per annum for the drainage on the land).





GROUND FLOOR  
APPROX. FLOOR  
AREA 2108 SQ.FT.  
(201.6 SQ.M.)

FIRST FLOOR  
APPROX. FLOOR  
AREA 2011 SQ.FT.  
(188.2 SQ.M.)

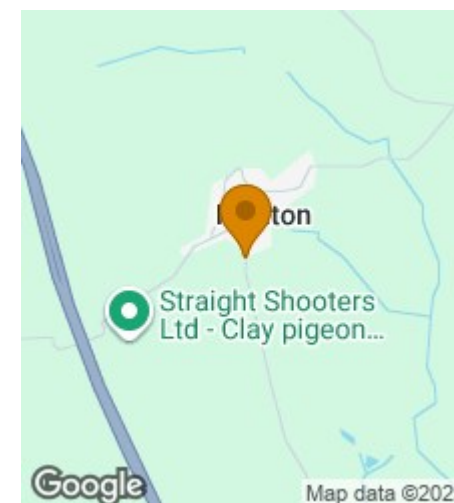


TOTAL APPROX. FLOOR AREA INCLUDING GARAGE & HOME OFFICE/GYM 5240 SQ.FT. (486.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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.



| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>88</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            | <b>80</b> |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |



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