

# MOUNT PLEASANT CHURCH LANE

Hutton Sessay, Thirsk, YO7 3BD



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A SUPERB 5 BEDROOM LINK-DETACHED EQUESTRIAN PROPERTY, POSITIONED ON THE OUTSKIRTS OF THE HIGHLY DESIRABLE VILLAGE OF HUTTON SESSAY, WHICH HAS ARGUABLY SOME OF THE BEST VIEWS OVER THE VALE OF YORK AND BEYOND.

The property sits on a fantastic plot totalling some 5 acres, and offers the equestrian the perfect set up, with superb grazing land, two stable blocks with 9 stables, extensive ménage, beautiful outbuildings, storage, garaging and gardens.

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Accommodation

Ground floor – timber panelled entrance door leads to reception hall with tiled flooring, windows to each side and staircase off. Door through to sitting room, a large open plan space with feature stone fire surround with inset wood-burning stove. Double doors lead through to the garden room. This is a fantastic area, and the light flows in with glazed ceiling and glazing to the whole of the rear. There is a lantern roof to the dining area, and in the sitting area is an additional woodburning stove with feature fire surround.

The seating area leads through the aforementioned dining area with a large picture window overlooking the garden and to the delightful, refitted kitchen with centre island, granite worktop over, range of wall and floor mounted units, again with granite worktops, window to the side elevation and door leading to large walk-in pantry and comms cupboard. This whole area has oil fired underfloor heating. To the front of the property is the dining room with beautiful timber flooring, window to front and side elevations.

Rear hallway leads through an archway to a useful utility room with large window to the front, plumbing for automatic washing machine and dryer and sink unit. There is a Jack and Jill shower room/cloakroom-wc off the hallway and this leads to bedroom 5. This whole area lends itself to being utilised as a granny annex/teenage annex/flat for an au pair or groom, as it has its own private entrance.

Stairs leading to the first floor and landing off leading to guest bedroom with ensuite shower room, further large double bedroom to the front and further double bedroom with double width window to the rear. Steps up to half landing and beautiful house bathroom with slipper bath, pedestal wash hand basin, low flush wc, windows overlooking the garden and the paddocks beyond. Through to further landing area/study/library, leading to a fantastic master bedroom suite with extensive views to front and rear, dressing room, ensuite shower room with double sink unit, low flush wc. The property has the benefit of heating with zones which are controlled by individual clocks, these can be zoned on different time settings. The blinds in the main bedroom are remote controlled and there is additional underfloor heating in the ensuite bathroom.

Externally

The property is approached via a block-paved driveway with gravelled parking area to the side and leads through smart electric gates. Prior to the gates, there is an additional gravelled parking space to the left. To the front of the property, there is a lawned garden with hedge boundaries and wrought iron fencing. The main driveway is accessed through the electric timber gates and leads to a smart block-paved driving area for several vehicles.

There is a large double garage with loft room over suitable for conversion subject to planning, additional store, 3-bay carport and further log store. To the rear of the property is a pretty enclosed garden with large picket fence, covered oak-framed gazebo and seating area, ornamental pond and further lawned garden with orchard area. To the rear of the gardens and the driveway is a hard standing parking area for equestrian vehicles, tractors etc which is accessed through a timber five-bar gate.

Beyond the hard standing parking area are numerous stables including a brick-built block housing 4 large stables, these are ideal for summer usage with windows to the rear keeping our equine friends cool with the through flow of air. To the side of the brick stables is an enclosed pole barn which is currently used for the storage of feed. Beyond the pole barn is a further piggery/lambing shed. There are 5 further large timber purpose-built stables, a tack room and feed store. Surrounding all of the stables is a concrete hard standing area. Adjacent to the timber stables and accessed via a concrete track through double timber gates, is the beautiful purpose built ménage. This is larger than average measuring approximately 40m x 23m. This is an amazing place to train horses especially with views of the the White Horse. The grazing which surrounds the stables is excellent and is currently split into a number of paddocks. This extends to approximately 5 acres. In addition to the grazing is an all-weather turn-out section with covered field shelter. There is water to the paddocks and the provision of power and water to all the stable blocks. Additional facilities include remote control night vision cameras overlooking the paddocks. Rubber mats in all stables and several stables are large enough as foaling boxes.

The Appeal of our Home - The Owner's Insight

Mount Pleasant is an oasis of peace and tranquillity. Although I've lived here nearly 14 years, I still can't believe how beautiful the views are towards the Howardian Hills. I love the way every room gets flooded with light; the sunsets to the rear of the house and sunrises to the front are truly spectacular. It's going to be very hard to leave.

Situation and Amenities

Hutton Sessay is a traditional North Yorkshire Village, positioned in the middle of the Vale of York. Positioned just off the A19, the village is very accessible for commuters wishing to travel to York and also to the North East and Teesside beyond. Thirsk railway station is a short drive away, giving access to the East Coast mainline and to London within 2.5 hours. Both Thirsk and Easingwold are market towns and offer a wide range of amenities from the usual high street butchers and bakers to independent boutiques and eateries. The property is undoubtedly one of the best equestrian facilities around and the hacking locally is excellent. Local equestrian establishments can be found a short drive away, such as Northallerton Equestrian Centre and Breckenbrough. There are several noteworthy schools close by including Ripon Grammar, Queen Mary's, Ampleforth College and Yarm.

Services, Mains Water and Electricity

Mains water, drainage and electricity are connected to the property. The property has oil fired central heading and there is underfloor heating to the kitchen and extended sun room to the rear. There is main water to the fields and water and electricity to each of the stable blocks.

Rights of Way, Wayleaves and Easements



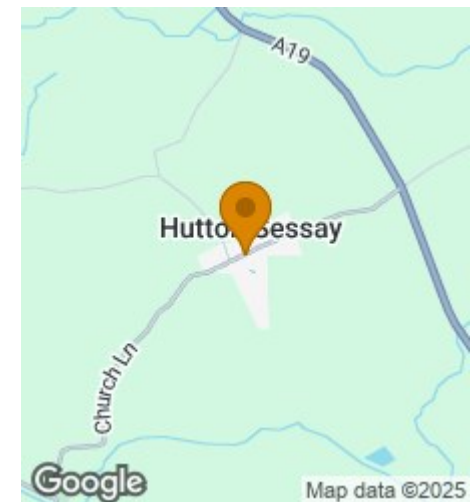
## Mount Pleasant, Hutton Sessay, Thirsk YO7 3BD

Approximate Gross Internal Area  
3714 sq ft - 345 sq m  
(Excluding Carport)



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.  
Produced by Potterplans Ltd. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		78
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	
(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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