



VILLAGE FARMHOUSE

Rainton, Thirsk



GSC GRAYS

PROPERTY • ESTATES • LAND

VILLAGE FARMHOUSE

RAINTON, THIRSK, YO7 3PX

Ripon - 5 miles, Harrogate - 17 miles, Thirsk - 8 miles, A1 - 2 miles
(distances approximate)

ABSOLUTELY BEAUTIFUL GRADE II LISTED 4 BEDROOMED FAMILY HOME. IMMACULATLY PRESENTED, HAVING RECENTLY BEEN THE SUBJECT OF RECONFIGURATION AND UPDATING WORKS. THE PROPERTY HAS THE ADDED ADVANTAGE OF A SEPARATE ANNEX/OFFICE AREA PERFECT FOR FAMILIES OR THOSE WHO WORK FROM HOME.

Accommodation

Entrance Hall • Snug • Kitchen/Breakfast room • Dining Room
Inner Hall • Large utility • Cloakroom/WC • Family room/drawing room
Master Bedroom with ensuite bathroom • Bedroom 2 with built in wardrobes
2 further bedrooms • Refitted house bathroom



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Village Farmhouse

Village Farmhouse is a picture postcard Georgian property that exudes character from the outside in. Recently updated by the current owners, they have created a home with modern addition that flows seamlessly from the original character of the home. A fantastic breakfast kitchen opens from the dining room and leads out through bi-fold doors to the garden to the side. The transformation of the downstairs drawing room/family room is an absolute showstopper of a room. With beautiful decoration throughout and reconfiguration of the bathroom suites, this genuine family sized property, which has exemplary attention to detail throughout, will create a vast amount of interest. This combined with additional annex/home office, adds additional flexibility to the home.

Briefly comprising to the Ground Floor: Entrance hallway with original flagstone flooring, snug with feature fireplace, glorious open plan kitchen/breakfast room with extensive range of Shaker Style units, a large island and Lacanche range cooker. Steps lead up to the recently opened dining room which has a log burning stove making this a fantastic entertaining area. Off the kitchen is the inner hall with rear pedestrian access and this leads to the large utility room, perfect for expanding families. There is a cloakroom/wc off this and steps then lead down from the utility room to the large family drawing room, this is a delightful space with exposed beams, windows to the side overlooking the front garden and Velux roof lights allowing the light to pour in.

To the First Floor: landing leads to the main bedroom with ensuite bathroom. There are three further double bedrooms and the house bathroom.

A particular feature of the property is the external space. This is multi-functional and can be used as an annex as it has a shower room or could equally be used for this who work from home, for example, physio or beautician. There is also the potential for an income stream if the property was used as an Airbnb.





The Gardens: one of the major benefits of this property is the very private beautifully manicured enclosed lawned garden with stepped patio down leading to the bi-fold doors off the kitchen. Fully walled, this is a very private place. There is a gravelled driveway which leads to parking for numerous vehicles.

Outside

Gravel driveway, parking for several vehicles, enclosed mature garden, separate annex.

Situation and Amenities

Rainton is a picturesque village, and its location allows for swift access onto the A1 and A19. The village has a great pub and recreational facilities. The nearby towns of Ripon, Thirsk and Boroughbridge offer a huge amount of day-to-day shops and facilities. There are excellent primary and secondary schools both state and independent close by. The train station at Thirsk has a direct service to London which takes under 2 hours 30 minutes.

The Appeal of our Home – The Owners Insight

There's a charm and magic to this Georgian farmhouse. I would often drive past and admire how beautiful it looked, like something

from a 'chocolate box'. It's wrapped in the most enchanting garden that blooms through the seasons. Our favourite spot is the patio sun trap, as the kitchen spills out of the double doors into a sunken corner, you are completely sheltered under a stunning, trailing wisteria that wraps around the house. Inside, we absolutely adore the character that is in every room, with its original features, but have opened up the original space, to create a flow that just works perfectly for family life. It truly is a lovely blend of old and new. The kitchen is flooded with light and links to a cosy dining area with a log burner, while the boot room was designed to make life with 3 kids and dogs a little less chaotic. It's a huge and characterful space with original beams from the milking parlour it once was. This takes you down into the blue room. Our family space, perfect for movie night and where the kids will often have their sleepovers.

The village is fantastic, with the Crab & Lobster on the doorstep, a 5 min drive into Ripon or Thirsk for restaurants, shops and a direct train to London, as well as instant access to the motorway makes the commute simple. Opposite the house is a quaint, lowkey village pub, where the cricket team will gather in the summer. Often we've managed to grab a famous takeaway pie and a bottle of wine when wanting a break from cooking. Outside, the converted garage is hugely

versatile and while we use it as an office, it could take on many roles, complete with WC and plumbing for a shower. When the sun goes down, you'll find us sitting at the back of the garden where we've created a French inspired gravel seating area with BBQ to soak up the last of the rays.

Services and other Information

All mains services are connected.

Local Authority and Council Tax Band

North Yorkshire Band G

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.

what3words

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Viewings

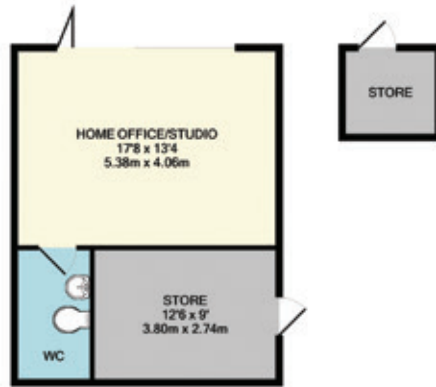
Strictly by appointment with GSC Grays - T: 01423 590500



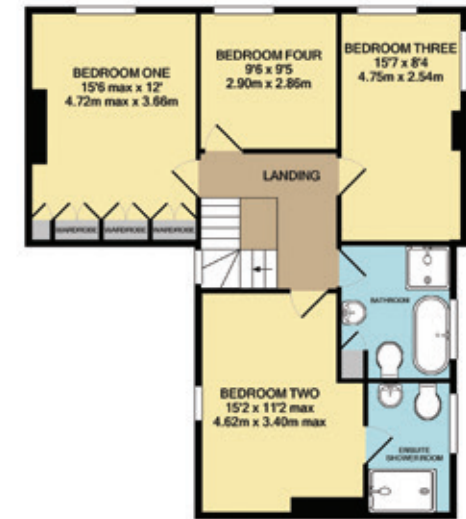


TOTAL APPROX. FLOOR AREA INCLUDING EXTERNAL BUILDINGS 2439 SQ.FT. (226.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurement 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.



GROUND FLOOR
APPROX. FLOOR
AREA 1695 SQ.FT.
(157.4 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 744 SQ.FT.
(69.2 SQ.M.)

Energy Efficiency Rating

| | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| | | 58 | 82 |

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6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: May 2025

Photographs taken: May 2025