



THE OLD GRAIN HOUSE & THE GRANGE  
Great Ouseburn, York





The Grange

# THE OLD GRAIN HOUSE & THE GRANGE

GREAT OUSEBURN, YORK, YO26 9TW

Ripon - 12.9 miles, Harrogate - 16.1 miles, York - 15.3 miles  
(distances approximate)

TWO SPECTACULAR PROPERTIES THAT HAVE BEEN CREATED OUT OF THE CONVERSION OF THIS ICONIC LOCAL BUILDING ENCOMPASSING MANY ORIGINAL FEATURES WITH BESPOKE HIGH-END FITTINGS THROUGHOUT AND OFFERING HOMES WITH ACCOMMODATION CIRCA 5365 SQFT AND 4782 SQFT PLUS AMAZING GARDEN ROOM, GARAGE AND CARPORTS.

The former offices of grain merchant Campbell and Penty, this iconic Victorian Workhouse has been sympathetically restored to exemplary standards to create two spectacular dwellings. The internal structure has been retained with the original features such as brick arches, daylight tunnels, and high ceilings throughout. These features have been beautifully complemented with a high-end build quality, rarely seen today.

Features of note include the ground floors of both properties feature hardwearing Ostuni Grey antique tumbled limestone tiles in the kitchen and boot room areas. Reclaimed engineered wooden floors have been used in the living areas to complement this elegant floor aesthetic throughout.

The bespoke kitchen, bathrooms and utility areas are of the highest standard. A mix of painted Shaker style and timber cabinets creates a standout focal point within their respective areas. Reclaimed timber clad hallways and feature bedroom walls further enhance the aesthetic of these stunning properties. The upstairs floor covering features a mix of timber and carpet, creating a unique space at every turn.

The main house and ensuite bathrooms are truly stunning. These spaces are an absolute pleasure to walk into, finished to the highest standard with a brilliant balance of colour and design. The outside space is the icing on the cake, a low-maintenance back garden, complemented at the front with a jaw-dropping garden room, garage and carport. This high-quality space is an extension of both properties, offering a truly remarkable living experience.

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The Old Grain House



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## THE OLD GRAIN HOUSE

Entrance door leads to reception hall/boot room with bespoke fitted storage cupboards encapsulating the whole wall, stone flag flooring with underfloor heating throughout the whole of ground floor, hallway leading to inner hall with timber panelling to walls and exposed brick archway leading to amazing open plan living-dining-kitchen with feature stone fire surround and hearth inset wood burning stove, fabulous bespoke kitchen with arched storage built into the walls creating an individual storage area, perfect for coffee making facilities etc. The kitchen itself is from The Main Company and encompasses a wide range of wall and floor mounted units, both timber and glazed. Large central island with attractive marble top and inset sink unit with Quooker tap, timber breakfast bar area with additional storage, fantastic larder unit with integrated Fisher Paykel large fridge/freezer, stunning smart control Aga with extractor over. A door leads from the rear of the kitchen-living area to a fantastic westerly facing patio, this enables prospective purchasers to enjoy evening alfresco dining.

To the opposite side of the living-dining-kitchen is the stunning sitting room with Victorian style panelling to the walls and reclaimed barn oak timber flooring. Further along the hallway is the next reception room which could be an office or playroom, again with beautiful timber flooring and underfloor heating, cloakroom/wc with high-flush wc and elegant wash-hand basin with marble top and splashback, utility room with floor mounted appliance cupboards with marble worktop over and delightful copper sink with matching mixer taps. To the end of the corridor is a further room, multi-functional but would be perfect as an office/study. To the rear of the hall a doorway leads to the rear entrance hall and back door. The plant room is found to the rear of the property and houses the manifolds for the underfloor heating and boiler.

The staircase is a particular feature of both properties, being the original staircase from the workhouse and the Campbell and Penty offices. On the half landing is a useful storage cupboard. The main landing is truly spectacular. There are brick feature arches and stunning roof light add to the wonderful nature of the property.





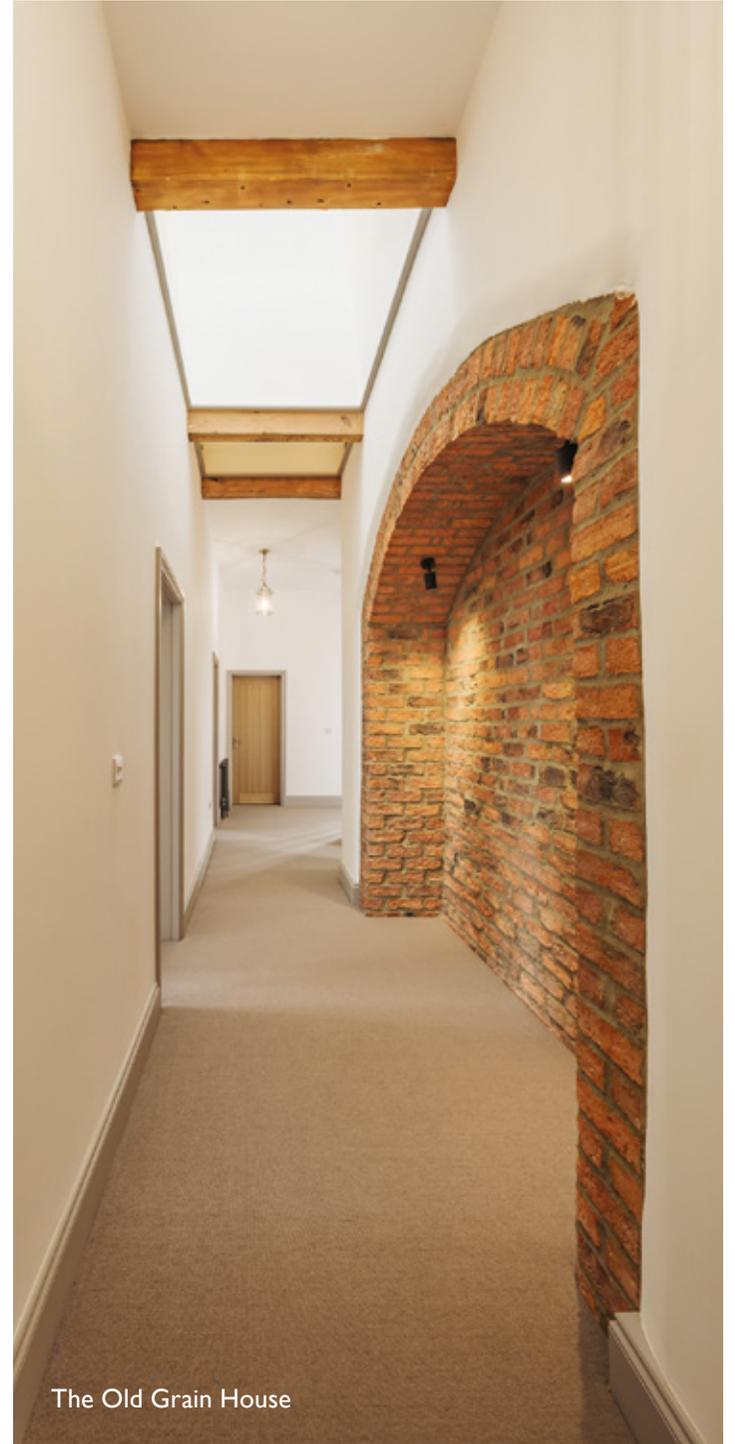
The Old Grain House



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The main bedroom suite is found to the right at the top of the staircase, this stunning room has exposed beam ceiling, panelling to one wall and windows overlooking the garden. There is a fabulous ensuite shower room off, with reclaimed barn oak timber Parquet flooring, amazing Jade coloured tiles, shower cubicle with bronzed Crittall effect screen, circular wash-hand basin set in huge timber vanity unit, all enhanced with bronzed heated towel rail.

There is a guest bedroom with further stunning ensuite shower room and three further large double bedrooms. The house bathroom is truly spectacular with free-standing slipper bath, separate shower cubicle with Crittall effect panelling on the site, double wash-hand basins set in pretty vanity unit. A feature has been made of the original exposed brick walls and beams to ceiling. This is truly luxurious.

#### Outside

The property is approached via gravelled driveway and leads to a double oak-framed car-port and single garage. The centre of this building is a major selling feature being the additional garden room space with oak-framed porch. This is multi-functional and could be used as an entertaining area with bar/barbeque cooking facilities but could equally be utilised as a gym or for those wanting to work from home. From the garden room, a large paved patio provides an area for seating an entertaining and stone steps lead up to a block paved path that curves through the lawned garden area to the front door. There is attractive Laurel screening and fencing to the sides. To the rear of the property is the aforementioned westerly facing paved patio with gravelled area, raised beds and mature planning to the rear.



The Old Grain House



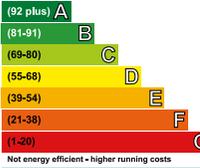
The Old Grain House



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### Old Grain House

Very energy efficient - lower running costs



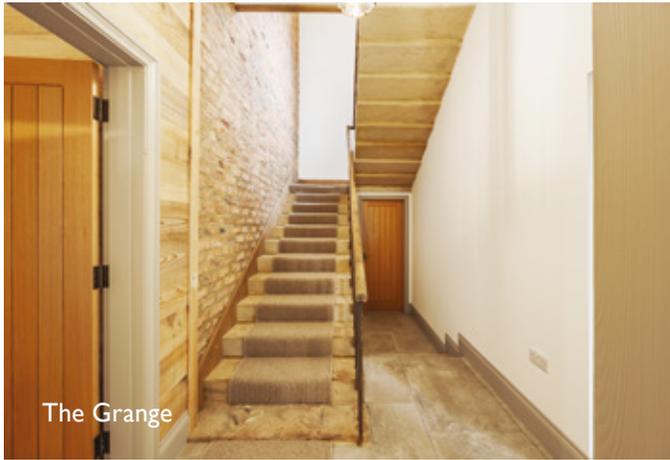
Current	Potential
73	75



**Approx. Gross Internal Floor Area 4782 sq. ft /444.24 sq. m (Including Garage/Outbuilding & Excluding Outdoor Kitchen)**

Illustration for identification purposes only, measurements are approximate, not to scale.

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## THE GRANGE

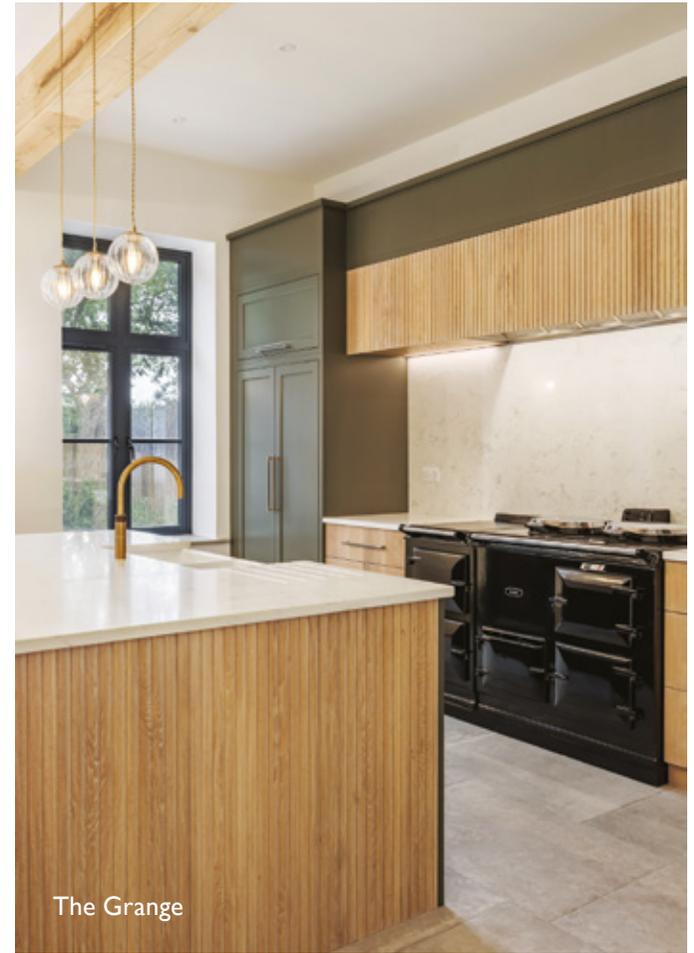
Entrance door leads to the impressive reception hall with timber panelling to walls, tiled flooring with underfloor heating, exposed original timbers, fantastic boot room facilities with built-in wardrobes, storage and hanging racks and exposed brick wall. To the side of the reception hallway is the utility room with floor mounted units, appliance units with marble worktop over, inset double stainless-steel sink with brass mixer tap over. An opening from the reception hall leads to the simply stunning living-dining-kitchen. Features have been made of the original archways and a fantastic brick arch with shelving and built-in kitchen storage units over creates a fabulous bar area. A large inglenook fireplace has been crated with brick reveals and slate and brick hearth and there is an enormous wood-burning stove. The kitchen area has fabulous Shaker-style units with huge central island with marble work top over and bronze Quooker tap. There is a large 4 oven Aga with smart control with additional hot plate to side. Further built-in larder unit perfect for coffee making facilities with beautiful inset marble worktop and drawer systems. To either side of the cooking zone, both of which have marble shelving and extensive pull-out drawers. There is a large integrated Fisher Paykel fridge-freezer and off the central island, a timber breakfast bar area. Directly opposite the living-dining-kitchen is the fabulous snug with Victorian style panelling to the walls. This is a super room and could be used by those who want to work from home as it has its own external entrance door. Adjacent to the snug is the office views over the garden and a door from the hall leads to the inner hall with the original staircase off, cloakroom/wc with high-flush wc and wash-hand basin set in pretty vanity unit with Silestone reveals.

The sitting room in The Grange is truly impressive with 3 original side windows overlooking the garden, full height brick fireplace with slate hearth and inset woodburning stove.

As in The Old Grain House, the Grange has its plant room positioned to the rear of the hall under the stairs. There is a useful storage cupboard housing the hot water tank on the half landing, and the landing as with The Old Grain



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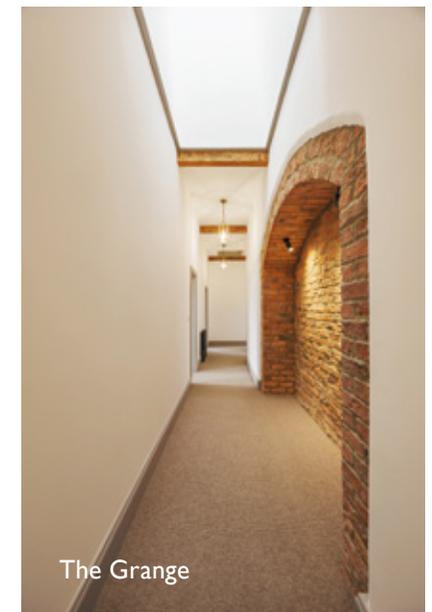
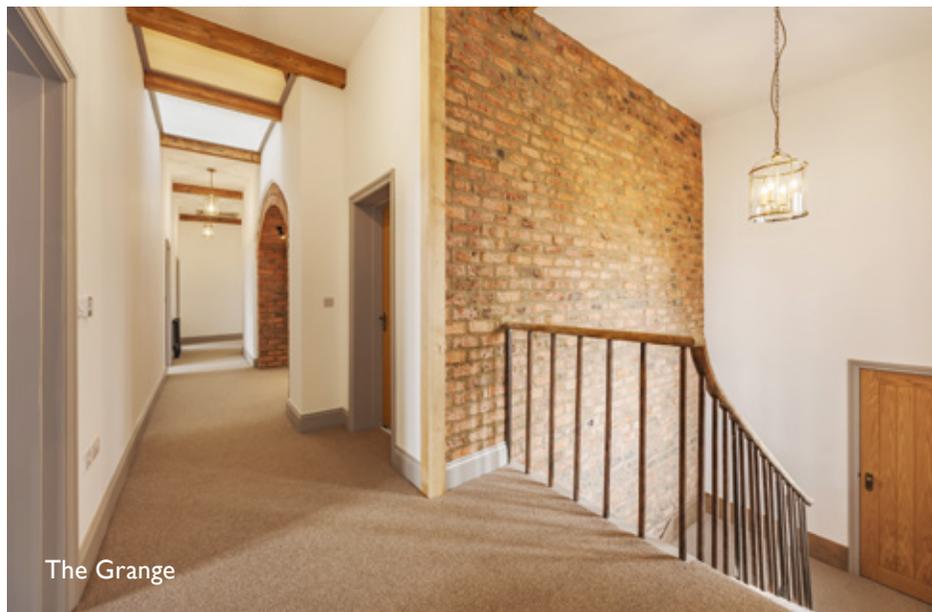


The Grange

House, has some truly spectacular features, including the brick archway, full height skylight and exposed beams. The first bedroom suite can be found to the left at the top of the stairs, again with exposed beams, full height timber panelling to wall and fantastic ensuite shower room. This has a Crittall framed shower, low flush wc, circular wash-hand basin set in pretty vanity unit and wrought-iron effect heat towel rail. There is a further bedroom suite to the far end of the landing with built-in dressing room and storage, gorgeous ensuite bathroom with free-standing slipper bath with brass mixer tap and shower attachment over, large walk-in shower again with brass fittings and rain-forest shower over., circular wash-hand basin set in pretty vanity unit, low flush wc and brass effect heated towel rail. The major feature of this ensuite is the spectacular skylight positioned directly above the free-standing bath, perfect to look at the stars. There are 3 further huge double bedrooms with exposed beam features. The main house bathroom is quite spectacular in The Grange. With freestanding slipper bath and chrome mixer tap and shower attachment over. The open-plan shower would not look out of place in a Roman bath facility with fabulous tiling to 3 sides and individual hexagonal tiling to the floor. There is a circular wash-hand basin set in a double vanity unit, low flush wc and complimentary chrome towel rail.

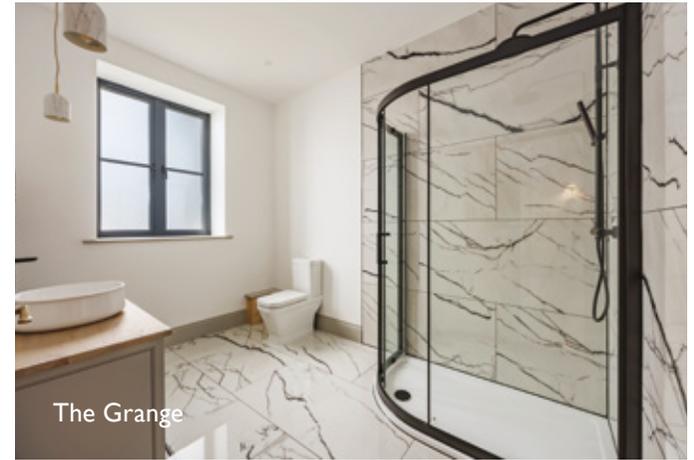
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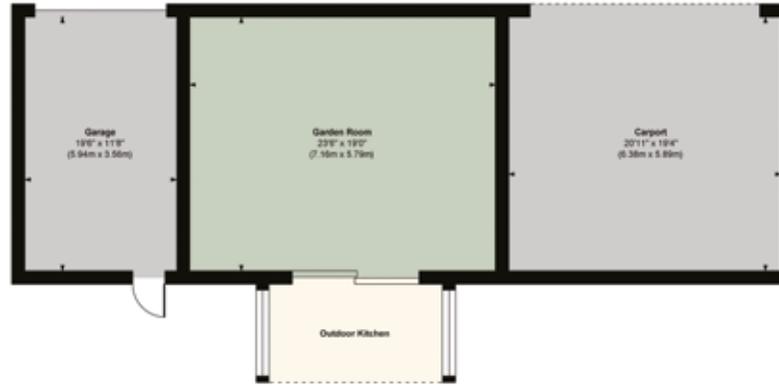


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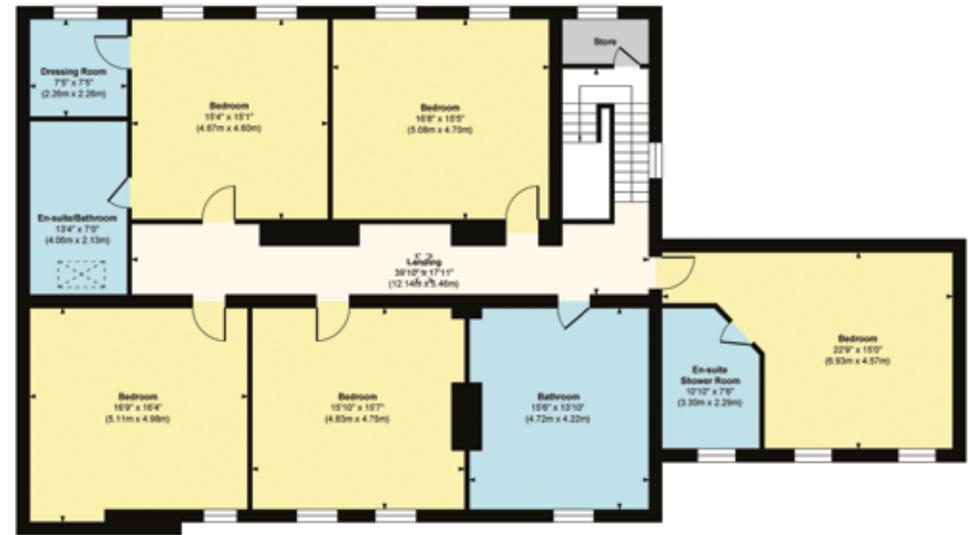
The Grange		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



Outbuilding  
Approximate Floor Area  
1132 sq. ft.  
(104.22 sq. m)



Ground Floor  
Approximate Floor Area  
2111 sq. ft.  
(196.11 sq. m)



First Floor  
Approximate Floor Area  
2132 sq. ft.  
(198.06 sq. m)

**Approx. Gross Internal Floor Area 5365 sq. ft / 498.40 sq. m (Including Garage/Outbuilding & Excluding Outdoor Kitchen)**

Illustration for identification purposes only, measurements are approximate, not to scale.

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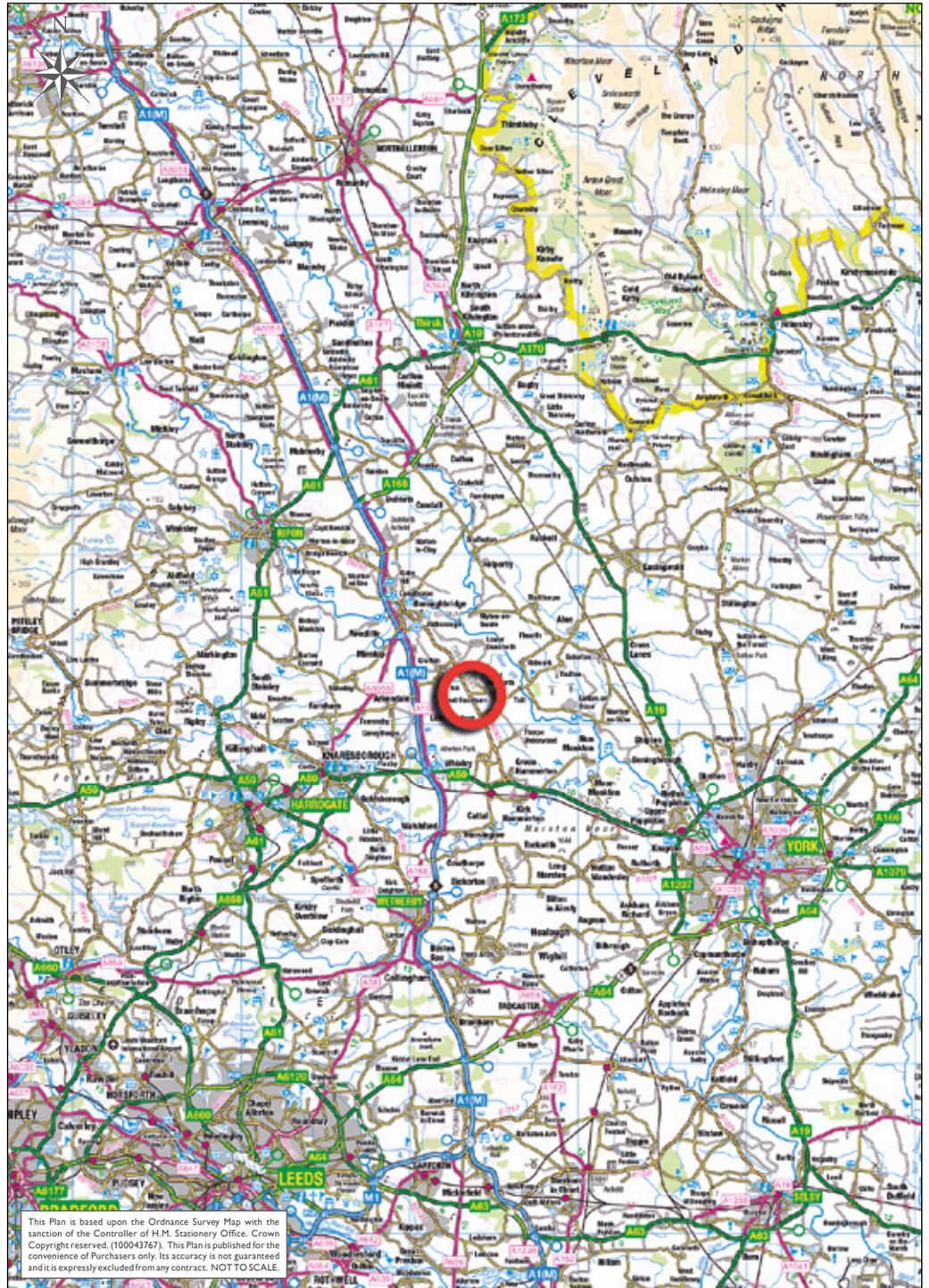
The Old Grain House



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### SITUATION AND AMENITIES

The Old Grain House and The Grange are positioned on the outskirts of the popular village of Great Ouseburn: a thriving village with wide array of amenities including a large village hall and sports field that are used frequently for various different clubs and activities. There is a village primary school, church, village shop and the recent addition of the popular Lime Tree Inn public house and well-regarded restaurant. The village also has a weekly visiting Fish and Chip van. State secondary schools are located in nearby Boroughbridge and Knaresborough and the well-respected Queen Ethelburga's public school is a short drive. The A1m motorway is approximately 5 miles and the nearest railway station is at Cattal which is on the Leeds Harrogate and York line and thereafter mainline trains to London and Edinburgh. The nearby town of Boroughbridge has a fabulous array of independent shops, boutiques, eateries and a large supermarket, and Ripon and York are approximately 12 miles away.

### GENERAL INFORMATION

#### Services and other Information

Mains electricity, water and shared private water treatment plant, oil fired central heating. The properties benefit for fast fibre services and gated access.

#### Local Authority and Council Tax Band

North Yorkshire County Council - Rate not yet allocated.

#### EPC

Both The Old Grain House and The Grange have a C rating.

#### Agents Note

The properties have the benefit of a Protek 10-year Build Warranty.

#### 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

///crusher.packages.rebel

### 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.

### Viewings

Strictly by appointment with GSC Grays:  
T - 01423 590500.

#### DISCLAIMER NOTICE:

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2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first.
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: June 2025

Photographs taken: June 2025.

