



FAIR VIEW  
Old Byland, York





## FAIR VIEW

OLD BYLAND, YORK, YO62 5LG

Thirsk - 9.7 miles, Helmsley - 5 miles, York - 29.7 miles  
(distances approximate)

A FANTASTIC EQUESTRIAN PROPERTY COMPRISING A 3  
BEDROOMED DETACHED HOUSE, TREBLE GARAGE WITH ANNEX  
OVER, MÉNAGE, STABLES, FURTHER STORAGE AND GRAZING  
OF APPROXIMATELY 4.62 ACRES IN A HIGHLY SOUGHT AFTER  
LOCATION AND NORTH YORKSHIRE MOORS NATIONAL PARK



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### Fair View Farm

Fair View Farm is the Equestrians dream. It offers a combination of detached 3 bedroomed home with fantastic gardens and an equestrian complex to the rear and detached separate Annex which has recently been refurbished. The property would suit a wide variety of purchasers, including families with ponies or couple with competition horses and those needing additional accommodation in the Annex. The property has recently undergone some improvement works and currently comprises:

Entrance porch with double doors leading to hallway and stairs off, cloakroom/wc. The kitchen has recently been refurbished and knocked through into the open plan living – dining – sitting room to create a modern space, perfect for families. There is a range of modern wall and floor mounted units with laminate work surfaces over and a range of integrated appliances. The living area has a feature fireplace and double doors which lead out to the patio and large garden. To the rear of the kitchen is the utility room and off this, further reception room which is currently used as a games room or could equally be a study.

To the first floor, the master bedroom suite has glazed door to the rear with a Juliette balcony enabling the owners to look over their land and equestrian facilities. There is an ensuite shower room off. From the main landing, are two further double bedrooms with built-in storage and the modern house bathroom.

Additional living accommodation can be found in the superb Annex which is positioned above the garaging. This has recently been refurbished and offers open-plan living accommodation and a kitchen area, bedroom area with storage and ensuite shower room. This would be perfect for teenage children or equally a groom for the equestrians.





## Outside

The property is approached through a timber five-bar gate and leads to a large, gravelled parking area. A pathway leads down to the side of the property to a rear patio and Pergola with dwarf walls around the patio, extensive gardening with traditional stone wall boundaries and stock fencing.

The equestrian element of the property is accessed through a further five-bar timber gate and a gravelled area leads to extensive parking for horse trailers or 3.5 or 5 tonne lorries. There is garaging for numerous vehicles and stables are found in a traditional Goodridge stable block, currently offering 2 large stables, tack room, storage and additional storage rooms. To the rear of the stabling is the larger than average Ménage with a rubber surface. There are grazing paddocks to the rear of this area and side. The plot in total is around 4.62 acres.

## Situation and Amenities

The small attractive village of Old Byland is situated near to Cold Kirkby and Scorton and lies 4.5 miles Northwest of the picturesque market town of Helmsley in the beautiful North Yorkshire Moors National Park. Old Byland is rich in history and was the location of a significant battle and still to this day, you can see historic signs of both Anglo-Saxon and Viking activity. Helmsley offers a wide variety of amenities and is the closest town.



## The Appeal of our Home – The Owners Insight

One of the best things about living in this home is its location within the National Park. We are lucky to live in a beautiful and peaceful setting that many people visit on holiday with access to safe, off-road hacking routes with wide-ranging views. The purpose-built trails at Sutton Bank Visitor Centre, almost on the doorstep, making it ideal for horse riding, biking, walking and enjoying the outdoors. The layout of the house allows views of the horses from almost every room offering a great peace of mind and a constant connection to the surrounding nature.

### Services and other Information

Mains electricity and water, oil fired central heating in the main house and electric radiators in the Annex. Drainage is via a septic tank and it must be noted that this does not meet current regulations. This has been factored into the pricing of the property.

### Local Authority and Council Tax Band

North Yorkshire County Council

### Council Tax

Band E

### EPC

Rating E

### 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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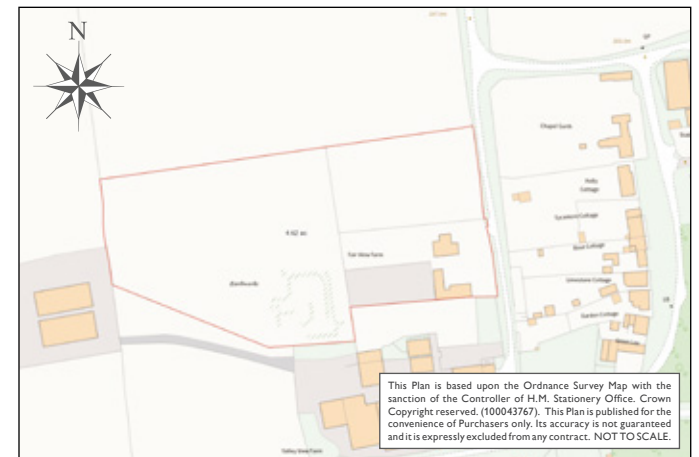
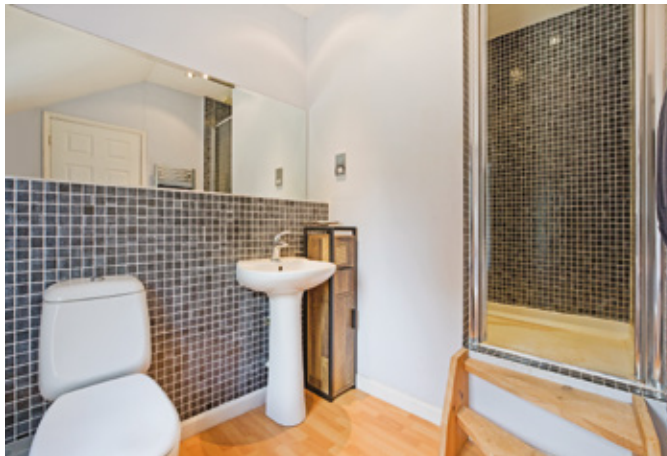
### Rights of Way, Wayleaves and Easements

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

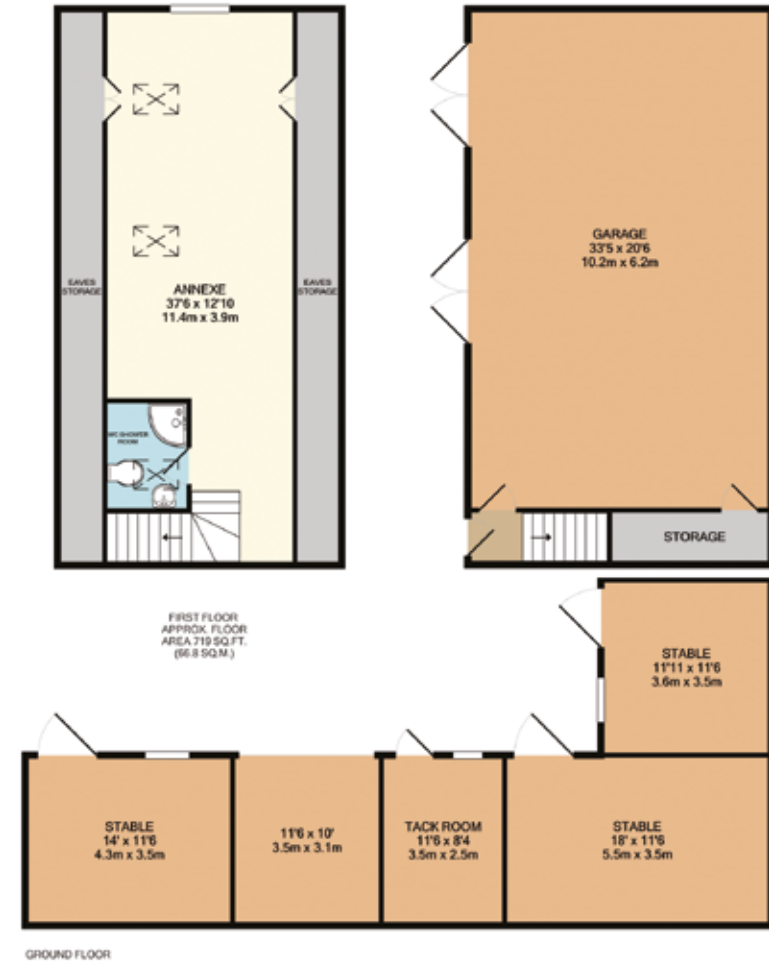
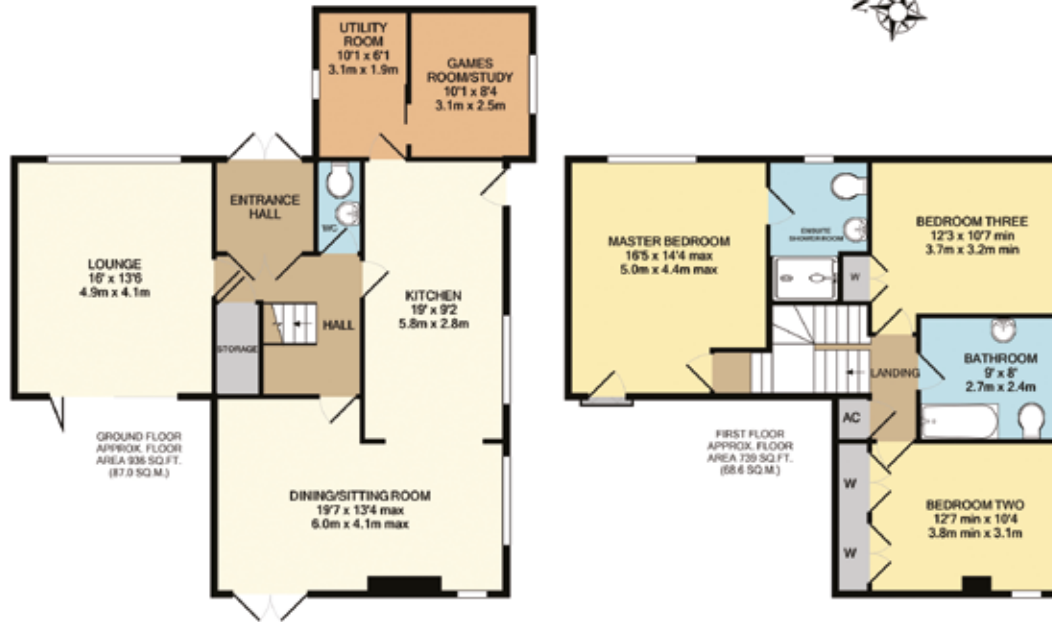






TOTAL APPROX. FLOOR AREA EXCLUDING EXTERNAL BUILDINGS 1675 SQ.FT. (155.6 SQ.M.)

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 mis-statement. 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>		
(81-91) <b>B</b>		
(69-80) <b>C</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		
	49	78

### DISCLAIMER NOTICE:

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3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
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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: August 2025

Photographs taken: August 2025