



SKEW GREEN BARN

Carlton Husthwaite



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CARLTON HUSTHWAITE, YO7 2BT

Teesside Airport - 30 miles, Harrogate - 28 miles, Thirsk - 6 miles,
York - 19.5 miles (distances approximate)

A STUNNING BARN CONVERSION, IMMACULATELY PRESENTED
THROUGHOUT WITH EXTENSIVE LANDSCAPED GARDENS.
PEACEFUL AND ACCESSIBLE LOCATION WITH LOVELY VIEWS OVER
OPEN COUNTRYSIDE

Accommodation

Reception hall • Staircase hall and study area • Living room • Snug • Dining-
Kitchen • Family room • Boot room • Cloakroom/wc • Utility/back-kitchen

Additional flexible space for annex or garaging

Light and airy mezzanine landing • Principal bedroom with ensuite shower room
three further bedrooms • Separate shower room and family bathroom

Externally

Sunny rear courtyard garden • Large west facing terrace
Covered outdoor dining area and landscaped gardens of over 0.75 acres

FOR SALE FREEHOLD WITH VACANT POSSESSION



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Situation and Amenities

Skew Green Barn is located just outside the popular village of Carlton Husthwaite, along a private access road to the rear of Skew Green Farm.

The village of Carlton Husthwaite lies close to the western edge of the Hambleton Hills and just outside the North Yorkshire Moors National Park with easy access to Thirsk (6 miles) and within about half an hour of York (20 miles). The A19 York-Teesside Trunk Road is within a mile making the property easily accessible to the wider motorway network and the commercial centres of Teesside, the West Riding and Leeds.

Thirsk, Northallerton and York, lie on the main East Coast rail line, providing regular service to York, Kings Cross (1 hour 45 mins), Newcastle and Edinburgh as well as connections to the TransPennine Route. There is a good domestic and international service from airports at both Teesside and Leeds Bradford, each comfortably within an hour's drive. There is extensive shopping, professional services and leisure facilities provided in Thirsk along with various well regarded pubs and restaurants and artisan shops. There is a good secondary school in Easingwold about 6 miles away; Outwood Academy which is rated outstanding by Ofsted. There are also excellent independent schools in the region including Ampleforth College, where there is a sports centre offering a wide range of facilities to the public.

Skew Green Barn

Skew Green Barn is a beautifully presented barn conversion which has been completely refurbished by the current owners to create a wonderful family home in a quiet yet accessible rural setting.

The design has centred on creating well-proportioned rooms with the focus on letting in as much light as possible and giving easy access to the wonderful garden setting. It includes bi-fold and French doors, large double glazed window openings, open plan spaces and floor to ceiling light wells. High quality



modern materials and finishes compliment the traditional feel of the old stone barn with oak stair and flooring, original exposed beams and an impressive inglenook fireplace.

The accommodation includes a delightfully welcoming reception hall, a bright and open staircase hall and has naturally flowing layout. An open plan kitchen, dining and living room is central to the house and a large yet cosy living room is a wonderful entertaining space. Additional snug/office, separate study and large utility and boot rooms make practical family living easy. The bedrooms are all of a good size with ample cupboard and storage space.

Fixtures and fittings are of the highest quality throughout with a bespoke designed and built kitchen by Grove House which includes marble worktops, integrated extractor fans, wine cooler and champagne chiller trough as well as the usual appliances. Bathrooms are luxurious with marble surrounds and panelling, a slipper bath and double sinks.

There is underfloor heating in the kitchen, boot room and cloakroom.

Additional Ground Floor accommodation

A former lean-to garage at the entrance to the house has been partially converted, providing even greater flexibility. It has both internal and external access doors so it could be used as a self-contained annex, additional guest bedroom and bathroom or workshop and garage depending on the needs of the occupying family.

Gardens and Grounds

Skew Green Barn lies in a site extending in total to about 0.88 acres. The house sits in the southeast corner of the plot with its extensive garden stretching west and north, catching the sun all day long. It is entirely enclosed by a mature high hedge and willow hurdle fencing providing privacy and shelter.

The main garden area covers an area over three quarters of an acre. It is linked to the house by a wide paved terrace with





a raised pond at its centre. A sweeping central lawn is lined by deep, well-stocked borders and flower beds and there are various mature specimen trees providing structure and shade throughout. A special covered dining area ensures outside dining whatever the weather and which currently houses a hot tub.

On the south side of the house is a beautiful, recently landscaped courtyard garden which makes an ideal breakfast terrace. It has beds filled with lavender and herbs and espaliered fruit trees on the containing wall. It is accessible from the annex area as well as from the main house through French doors.



Services

The house is connected to mains water and electricity and has drainage to a shared private septic tank. Central heating and hot water are by oil fired boiler and back up immersion.

Local Authority

North Yorkshire County Council

Council Tax

Band G

EPC

Rate 61 (D)

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.

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

Directions (YO7 2BT)

To reach Skew Green Barn from Thirsk head south on the A19 taking the left turning after about two miles signposted to Thirkleby, Coxwold and Helmsley. Continue along this lane for about 3 1/2 miles, passed the signpost for Carlton Husthwaite, and the entrance to Skew Green Barn is on the left after about 500 yards.

what3words

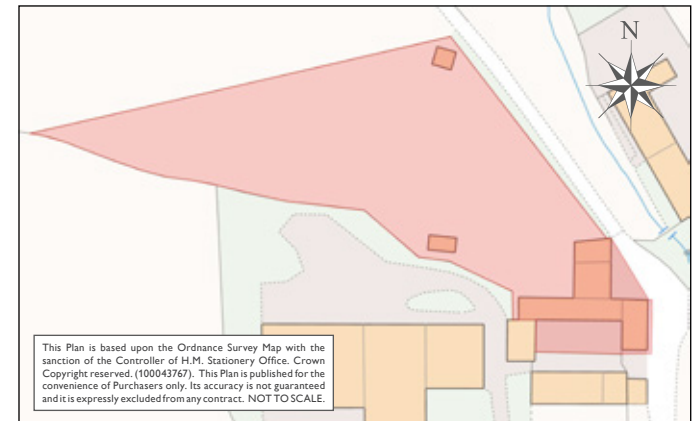
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Conditions of Sale

Purchase Price - A non-returnable deposit of 10% of the purchase price will be paid on exchange of contracts. The balance will fall due for payment on completion at a date to be agreed and whether entry is taken or not with interest accruing at a rate of 5% above the Bank of England base rate.

Purchasers - The agreed purchaser will be required to provide proof of identity and proof of source of funds intended to be used to secure the purchase of the property.





Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92-plus) 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		

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

Particulars written: September 2025

Photographs taken: September 2025