



OAKDALE BARN

Nether Stilton



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NETHER STILTON, YO7 2JZ

Ripon - 19.9 miles, Thirsk - 8.4 miles, Northallerton - 5.5 miles
(distances approximate)

OAKDALE BARN IS A BEAUTIFUL NEWLY CONSTRUCTED DETACHED COUNTRY RESIDENCE, BUILT IN THE STYLE OF A TRADITIONAL STONE BARN. THE PROPERTY SITS ON A PLOT OF ALMOST 1 ACRE WITH A PADDOCK TO THE REAR AND HAS AMAZING VIEWS OVER THE HAMBLETON HILLS BEYOND.

Accommodation

Reception hall • cloakroom/wc • drawing room
additional reception room • dining room • utility room
bespoke open plan living – dining – kitchen, boot room •

Landing • principal bedroom suite with ensuite
dressing room • guest bedroom with ensuite • two further bedrooms
study/nursery • house bathroom

Outside

Garage • driveway • lawned gardens • paddock • outbuilding

In total 0.96 acres



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Oakdale Barn

Oakdale Barn is a truly stunning property set in a spectacular location with inspiring views over the Vale of York and Hambleton Hills. Set on the edge of the Area of Outstanding Natural Beauty, the North Yorkshire National Park, the property offers the best of both worlds. A stunning location, with high-end new build where the quality of accommodation is evident the moment you enter the property.

Entered from full-glazed entrance door with glazing surround in the style of a traditional barn entrance, the entrance hall has a bespoke oak staircase leading to the first floor. Tiled flooring with underfloor heating, cloakroom/wc with high-flush wc and Victorian style unit with panelling to walls. To the left of the reception hall, an oak door with glazing to the side leads to the superb drawing room with French doors and traditional arched entrance door leading to the stone-flagged patio. A door to the rear of the drawing room leads to the additional reception room which is multi-functional in purpose. This fabulous space has a triple aspect and pitched ceiling and could be used for those wanting to work from home due to external entrance doors and could equally be a gym, playroom or downstairs bedroom. This room has beautiful oak flooring and underfloor heating which runs through the entirety of the ground floor.

The living – dining – kitchen offers the WoW factor within the property. The beautiful individual David Charles kitchen with quartz and oak worktops over, extensive breakfast bar positioned in the centre island, double Belfast sink unit and full height fridge and freezer are some of the standout features. There is space for a range-type cooker and the owners are offering an allowance for the purchasers' choice of cooker.

Beautiful original style beams to the pitched ceiling and centre pendant lighting with feature inset mounting. At the sides of this room are the original style slit windows letting the light flow in and yet offering a high degree of privacy. There are French doors to the rear making the most of the stunning views and allowing the outside in and a further door to the side allowing for al-fresco dining.



Off the living - kitchen is the dining room with beautiful oak flooring and a traditional barn style arched window making the most of the views to the rear. Again, this room is multi-functional and could equally be used as a playroom for children off the main kitchen area.

The boot room is accessed off the kitchen and at the rear entrance door again with tiled flooring and underfloor heating and opening to the utility room which houses plumbing for automatic washing machine, has an inset sink unit and the same quality quartz worktop as in the kitchen. The Comms cupboard and further storage is off the utility.

To the first floor, the stunning oak staircase leads to the landing with large airing cupboard off. The principal suite is found to the left and comprises bedroom with dual aspect making the most of the far-reaching views, beautiful ensuite shower room with bespoke tiling and Victorian style double sink unit and dressing room off. The guest bedroom is found to the rear of the property and again has a stunning ensuite with bespoke tiling to the shower and single sink unit and heated towel rail. There are two further double bedrooms and the beautiful house bathroom. This comprises of a slipper bath, double shower, low flush wc, with the slipper bath positioned directly under the window so the prospective purchaser can enjoy the far-reaching views over the hills beyond whilst relaxing in the bath. The tiling to this bathroom is quite stunning and no expense has been spared in the creation of this luxurious space.

Outside

The property is approached through double timber gates to gravelled driveway which offers parking for numerous vehicles and leads to the single detached garage with double timber doors. Stone flagged pathway leads around the entirety of the property and the driveway to the side offers parking for more vehicles. The rear of the property is where the magic happens. There is a lawned garden adjacent to the large patio and beyond the lawned garden is the paddock and field shelter. This has a multitude of uses, ideal for keeping sheep or two









ponies but the standout feature is the amazing views. Quite possibly some of the best in Yorkshire. The property has been designed to allow the prospective purchaser to enjoy these year-round from the inside of the home. The property has the advantage of solar PV panels making the home cost-effective to run.

Situation and Amenities

Nether Silton is an unspoilt, picture postcard village positioned on the edge of the North Yorkshire Moors National Park. The village is conveniently located with easy access to the A19 and motorway network beyond. Railway stations at Thirsk and Northallerton give direct access to London Kings Cross, Manchester and Edinburgh.

The rural setting is a rarity with the accessibility that the village affords. Situated near the market towns of Thirsk and Northallerton that offer a wide variety of amenities from independent eateries and boutiques, recreational, medical

and sports facilities, primary and secondary schools. The village itself has a pub, church, cricket pitch and playground. Local school buses pass through the village and independent school bus routes run locally. Silton Forest offers endless opportunities for picturesque walking, mountain biking, and horse riding. The hacking is superb and there are many miles of beautiful, off-road routes to enjoy up into the North York Moors and along the nearby Cleveland Way.

Services and other Information

Air source heat pump. Solar Panels. Mains electricity, water and drainage.

Local Authority and Council Tax Band

North Yorkshire County Council – not yet allocated – unable to locate

EPC

Rating B

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

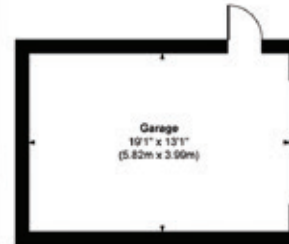
The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way, public and private whether specifically mentioned or not.

what3words

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Viewings

Strictly by appointment with GSC Grays - T: 01423 590500



Approx. Gross Internal Floor Area 2940 sq. ft / 273.12 sq. m (Excluding Garage)

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



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Particulars written: September 2025

Photographs taken: August 2025