

FIELD HOUSE

Sessay, Thirsk



FIELD HOUSE

SESSAY, THIRSK, YO7 3BE

Ripon - 11.4 miles, Harrogate - 22.2 miles, Thirsk - 6.6 miles
(distances approximate)

A SUPERB FOUR BEDROOM VILLAGE HOME AND ANNEXE WITH
PADDOCKS, MENAGE, GARDENS AND LARGE OUTBUILDING WHICH
OFFERS NUMEROUS OPTIONS FOR PURCHASERS INCLUDING
CONVERSION SUBJECT TO PLANNING

- Perfect for families or equestrians
- Four bedroom detached house, Annexe and outbuildings
 - Grazing paddocks and menage
 - Barn with stables
 - Improved by the current owners
- Potential to convert outbuildings subject to planning
 - Accessible village
- Updated and enhanced by current owners



15-17 High Street, Boroughbridge, North Yorkshire, YO51 9AW

Tel: 01423 590500

www.gscgrays.co.uk

boroughbridge@gscgrays.co.uk

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Situation and Amenities

Sessay is approximately 20 miles north of York, about midway between the well served market towns of Easingwold and Thirsk, and a short distance from the A19 to York and the A168 which provides direct access to the A1(M). It has a particularly vibrant community which revolves around the village hall and sports field, incorporating cricket and bowls clubs. At the opposite end of the village, and alongside St Cuthbert's Church is a well-regarded Church of England primary school

Field House

Field House is a superb village property which has been updated and adapted by the current owners and offers fantastic possibilities for prospective purchasers. Tucked away off the main street in Sessay, this home is perfect for a range of purchasers from families, those wanting multigenerational living due to the attached annexe, equestrians due to the facilities including grazing, ménage and stables and also those wanting to work from home due to the office/ outbuilding. The property is also suitable for those wanting a property to develop subject to planning. Permission was previously granted for the conversion of the outbuilding to an additional dwelling ref 17/00053/FUL this has now lapsed, and the current owners have resubmitted plans ref ZB25/00976/FUL and a decision is awaited.

The house briefly comprises:

To the Ground Floor:

Entrance Hall with stairs off, open plan living/dining/kitchen with recently refitted fantastic units and large centre Island, wonderful space with cosy sitting area with wood burning stove and French doors to the rear, inner hall with cloaks/w.c door to annexe with open plan kitchen/sitting room, bedroom and ensuite shower room.

To the first floor: Large landing giving access to four bedrooms and the recently refitted house bathroom.



Outside

The property is approached via a private driveway which leads through electric wrought iron gates which offer a high degree of privacy. There is ample parking for numerous vehicles on a large area of hardstanding. Formal gardens are to the rear and they are laid to lawn with an enlarged and improved patio area, hot tub and covered entertaining zone. Beyond the lawn is the 20 x 40m rubber and sand ménage perfect for equestrians -this is complemented by the additional stabling and grazing paddocks. The paddocks are approx 1.2 acres and have recently been refenced. There is a large outbuilding 1,790 sqft which is currently split into stabling and storage barn to one side and offices and kitchenette on the other perfect for those working from home.



Services and other Information

Mains electricity water and drainage. Air source heat pump providing central heating for the house. Oil fired central heating system to the outbuilding.

Local Authority and Council Tax Band

House - Band F

Annex – Band A

EPC

Rate B

The Appeal of our Home – The Owners Insight

For a family, living at Field House has been a truly special experience. Tucked away in a wonderfully secluded position, the setting is calm and relaxing, with beautiful grounds to enjoy the outdoors in peace. Inside the home offers cosy but open plan living filled with natural light, making it bright and welcoming throughout. The newly renovated South facing garden has become the heart of our family time, a perfect place to relax and watch the kids ride in the menage. The property has so much potential, whether for the pony enthusiast or an exciting opportunity for a b and b subject to planning. It is a home that balances tranquillity with possibilities and we have loved every moment.

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

///melon.lings.newspaper

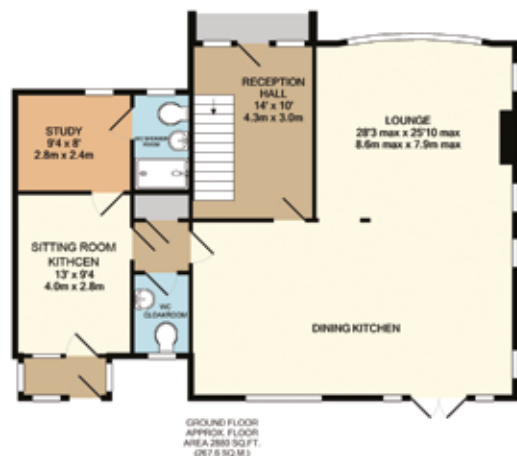
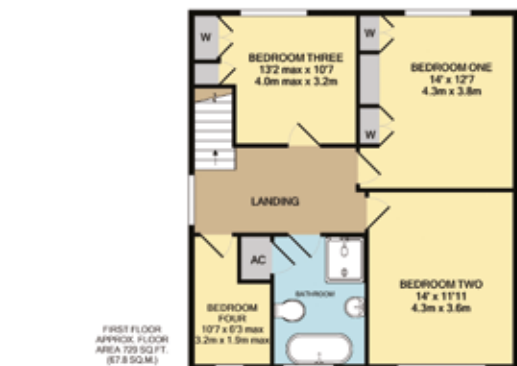
Rights of Way, Wayleaves and Easements

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

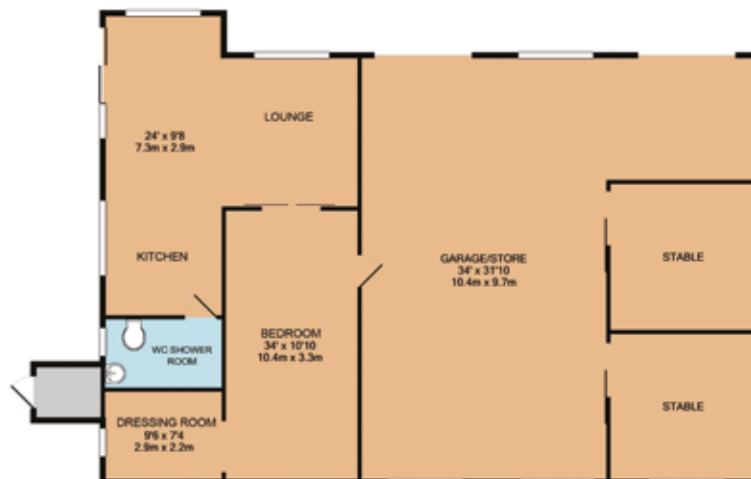
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TOTAL APPROX. FLOOR AREA EXCLUDING EXTERNAL BUILDINGS 1774 SQ.FT. (164.7 SQ.M.)
INCLUDING EXTERNAL BUILDINGS 3610 SQ.FT. (335.3 SQ.M.)

(While 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 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.)



Energy Efficiency Rating	
Very energy efficient - lower running costs	
(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	
Current	Potential
91	96

DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
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 correctness by inspection or otherwise.
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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: September 2025

Photographs taken: XX XX