



ANGRAM HALL COTTAGE

Husthwaite, York



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HUSTHWAITE, YORK, YO61 4QF

Ripon - 19.6 miles, Northallerton - 17.7 miles, Thirsk - 9 miles, York - 17.1 miles
(distances approximate)

ANGRAM HALL COTTAGE OFFERS A UNIQUE OPPORTUNITY FOR SOMEONE WHO WANTS LAND, VIEWS AND TRANQUILITY. PERFECT AS A SMALLHOLDING, THE PROPERTY WILL EQUALLY APPEAL TO EQUESTRIANS DUE TO THE FLEXIBILITY OF LAND (CIRCA 6 ACRES) AND BARN/STABLING. THE PROPERTY IS IN NEED OF REFURBISHMENT THROUGHOUT AND THIS IS REFLECTED IN THE PRICING.

Accommodation

Entrance hall • Utility Room • L shaped Living/Dining/Kitchen • Sitting Room
Inner Hall • Games room • Master Bedroom and Ensuite
3 Further bedrooms • House Bathroom.

Outside

Wrap round gardens-Grazing paddocks-Multifunctional Agricultural Building

In Total around 6.11 Acres



GSC GRAYS

PROPERTY • ESTATES • LAND

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

Tel: 01423 590500

www.gscgrays.co.uk

boroughbridge@gscgrays.co.uk



Angram Hall Cottage

Angram Hall Cottage dates back to 1896 and was originally part of the Newburgh Estate. It was renovated and extended in 2010. Over the years it has been a much-loved family home. The property is now in need of updating and repair and this has been factored into the price.

Briefly comprising:

Entrance hall with cloakroom/wc, L-shaped open plan living – dining – kitchen with feature fireplace and woodburning stove, inner hall with door off, door leading to ground floor reception space with cast-iron fire surround. To the first floor, there are three bedrooms and the house bathroom which is in the process of being refitted with a white suite. The main bedroom is to the rear of the property and has stunning full height picture windows taking in the amazing views over to the White Horse. There is an ensuite shower room off, it must be noted the shower needs replacing.

Agents Note – All prospective purchasers must be aware that the property is in need of updating works and repairs. However, this has been factored into the pricing and offers an amazing opportunity for the prospective purchasers to have their slice of rural living in a stunning location.

The access to the property is along a shared driveway which leads through Angram Hall Farm.

Outside

Approached via a gravel driveway and timber double gates is an off-street parking area for a couple of vehicles. To the front of the property is a lawned garden with hedge boundary and further lawned garden to the side with mature trees boundary including Willow and Hawthorne. The previous garage is now used as a store and has glazed windows to the front but could equally be reinstated as a garage space or converted to residential subject to planning and building regulations. The lawned garden to the side reaches round to the pretty rear garden. Works have been carried out in this garden to



include planting fruit trees, some ornamental flower beds, a water feature to the rear, a paved patio and gated access to the grazing paddocks beyond. There are amazing views of the White Horse at Kilburn and the surrounding countryside from the rear garden.

The paddocks to the rear of the garden are split into three. The furthest of which has two mature oak trees. One of the closest paddocks is currently used as a pen for dogs and has a number of kennels and dog-proof fencing. To the side of the rear garden is a gated access to the yard and this a partially hard cored and would benefit from resurfacing. There is access to the large paddock which is currently used for horse grazing and off the hard-standing is the agricultural building. This is split into two, the rear of which is used as a field shelter for the horses, the front is accessed through sliding gates and leads to an area currently used for storage but could equally be converted into an American barn for stabling. Beyond this space is an area which is currently used as offices. The hard-core area is accessed through double timber gates off the access road. It must be noted that the external areas of this property are a major selling point and will attract attention from both equestrians and those wanting a small holding.

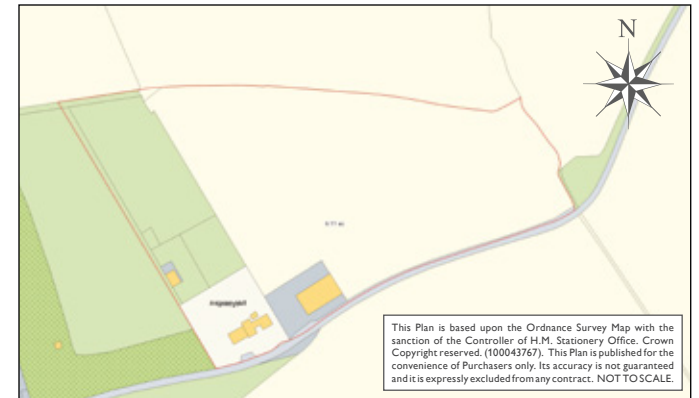
Situation and Amenities

Angram Hall Cottage is situated between Husthwaite and Carlton Husthwaite, along a private access road.

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.

Local Authority and Council Tax Band
Hambleton District Council – Band B

The Appeal of our Home – The Owners Insight **PRIVACY-LOCATION-VIEWS**

Angram Hall Cottage is a truly unique, beautiful and tranquil place to live. We have adored bringing up the family here.

EPC
D rating

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.

Services and other Information

Mains electricity and sewerage, private water supply and oil-fired central heating.

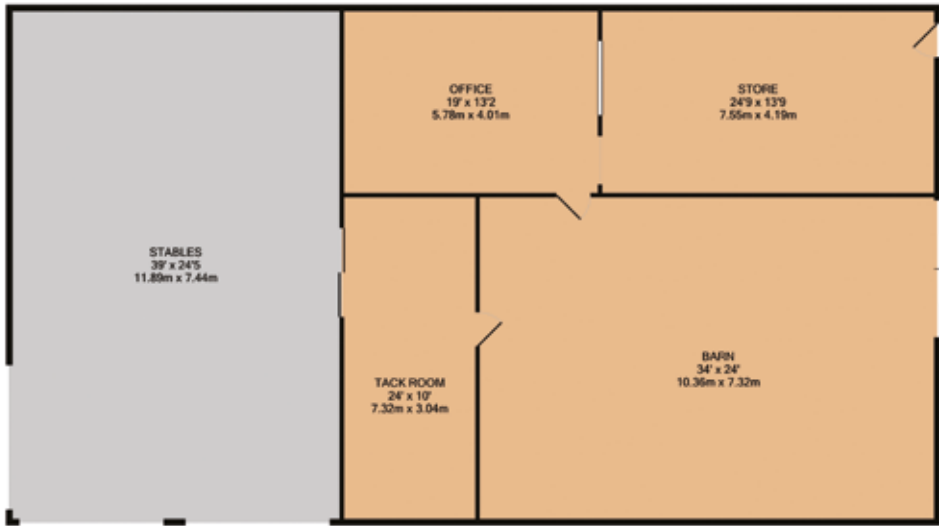
what3words
///showrooms.agreement.cakewalk

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.

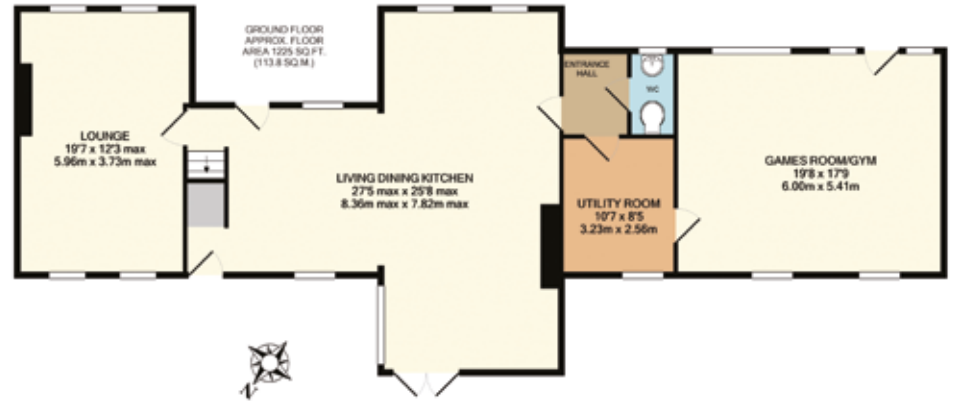
Viewings

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



TOTAL APPROX. FLOOR AREA 2573 SQ.FT. (239.1 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 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.



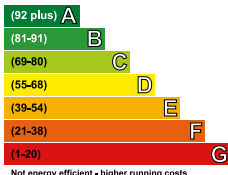
TOTAL APPROX. FLOOR AREA 1996 SQ.FT. (185.4 SQ.M.)

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Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
58	91

DISCLAIMER NOTICE:

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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 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: October 2025

Photographs taken: XX XX