



HOLME HOUSE FARM  
Holme-On-Swale, Thirsk



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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# HOLME HOUSE FARM

Thirsk, North Yorkshire, YO7 4JE

Located in the charming village of Holme-On-Swale, near Thirsk, this spacious detached house has four reception rooms, large kitchen/breakfast room, five generously sized bedrooms, three bathrooms and large lawned gardens with parking space.



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### Situation and Amenities

Holme on Swale is a small picturesque rural village located on the west bank of the River Swale, near the market town of Thirsk in North Yorkshire and is situated between the towns of Ripon and Thirsk. There are local amenities such as a primary school in nearby village of Pickhill, whilst the market town of Thirsk provides a variety of primary and secondary schools with a wide range of shops, supermarkets, and other services.

The A1(M) is within easy travelling distance via the A61 linking both the north and south and Thirsk's mainline train station offers services to York and London.





### Description

Holme House Farm is a well-appointed family home with four reception rooms to include living room with open fire and patio doors to the garden, dining room, office/playroom, games room, kitchen/breakfast room fitted with a range of green and natural wood wall and floor units incorporating stainless steel sink with mixer tap, hob, double oven and space for fridge/freezer and dishwasher, with tiled floor. There is a large utility room, with cloaks cupboards and floor units leading to a shower room and office.

A return staircase leads to a galleried landing and to the master double bedroom with fitted wardrobes and en-suite shower room being mainly tiled with mains shower, sink in vanity unit and w.c. There are a further three very good double rooms with fitted wardrobes and a smaller double room, together with family bathroom, partially tiled with bath, hand basin and w.c.

Externally, the property boasts a large lawned garden to front and side with flowerbeds, shrubs and trees together with parking for two vehicles to the side wall.

### Terms and Conditions

The property shall be let UNFURNISHED by way of an Assured Shorthold Tenancy for an initial term of twelve months at a rental of £2,000 per calendar month payable in advance by standing order. In addition, a bond of £2,307 shall also be payable prior to occupation.



### Holding Deposit

Before your application can be fully considered, you will need to pay to us a holding deposit equivalent to one weeks' rent for the property you are interested in. Once we have your holding deposit, the necessary paperwork should be completed within 15 days or such longer period as might be agreed. If at any time during that period you decide not to proceed with the tenancy, then your holding deposit will be retained by our firm. By the same token, if during that period you unreasonably delay in responding to any reasonable request made by our firm, and if it turns out that you have provided us with false or misleading information as part of your tenancy application or if you fail any of the checks which the landlord is required to undertake under the Immigration Act 2014, then again your holding deposit will not be returned. It will be retained by this firm. However, if the landlord decides not to offer you a tenancy for reasons unconnected with the above then your deposit will be refunded within 7 days.

### References

The landlord's agent will take up references through a referencing agency. The obtaining of such references is not a guarantee of acceptance.

### Insurance

Tenants are responsible for the insuring of their own contents.

### Smoking and Pets

Smoking is prohibited inside the property.

Pets shall not be kept at the property without the prior written consent of the landlord, which will be subject to separate rental negotiation.

### Local Authority and Council Tax

Hambleton District Council - Telephone: 01609 779977 -

For Council Tax purposes the property is band G.

### Services and Other Information

The property is served by Oil fired central heating, with mains electricity, water and drainage connected.

### Viewings

Strictly by appointment only via the agents GSC Grays: 01748 897629

### Particulars and Photographs

Particulars written November 2025

Photographs taken October 2025

### Disclaimer

CGS Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All description, including photographs, dimensions and other details are given in good faith, but no warranty is provided. Statements made should not be relied upon as fact and anyone interested must satisfy themselves as to their own accuracy by inspection or otherwise.
3. Neither GSC Grays nor the lessors accept responsibility for any errors these particulars may contain however caused.
4. Any plan is for guidance only and not drawn to scale. All dimensions, shapes and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars should 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.

## Holme House Farm, Holme on Swale



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken to any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only and should be used as such by any prospective purchaser.

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| 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>                            | 59                      | 66        |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             |                         |           |
|                                             | EU Directive 2002/91/EC |           |

