



ASH HOUSE,
Holme on Swale, Thirsk



ASH HOUSE

HOLME ON SWALE, THIRSK, YO7 4JE

Thirsk - 7 miles • Ripon - 9.5 miles • Northallerton - 12.7 miles

A STUNNING FIVE BEDROOM DETACHED FAMILY HOME IN A SOUGHT AFTER RURAL HAMLET, WITH AMAZING INTERIOR TRANSFORMED BY THE CURRENT OWNERS WITH SUPERB MULTIFUNCTIONAL DETACHED HOME/OFFICE/STUDIO AND FABULOUS GARDENS BACKING ONTO OPEN COUNTRYSIDE

- Stunning detached home
- Amazing contemporary interiors
- Flexible accommodation with potential to extend
- Immaculate throughout with superb attention to detail
 - Five bedrooms
 - Multifunctional garden room/studio
- Delightful gardens backing onto open countryside
 - Double integral garage



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Ash House

Ash House is a splendid south westerly situated, detached five bedroom home that the current owners have skilfully updated to create an immaculate property with the real wow factor. From the moment that you enter the reception hall via the feature fully glazed pivot entrance door it is clear that time and a great deal of effort has been spent creating a property that purchasers would be proud to own. No stone has been left unturned in the creation of the contemporary quality interiors, and these, combined with the superb garden room and sun trap gardens backing on open countryside ensure that many boxes on a purchasers wish list will have been ticked.

Briefly comprising to the ground floor:

Reception hall featuring a contemporary oak and glazed staircase with a striking glazed wine store and display cabinet beneath, Rhino flooring, cloakroom with wc, spacious sitting room with bay window to the front, feature Robert Aagaard fireplace incorporating a multi fuel stove, cinema or dining room, impressive open plan living dining kitchen with large central island and a comprehensive range of integrated appliances, utility room, and internal access to the double garage.

To the first floor:

Principle bedroom suite with windows to the rear and views over the garden and countryside beyond, Sharps walk in wardrobe, ensuite shower room with bath, guest bedroom with extensive built in Sharps wardrobes and ensuite shower room, fantastic house bathroom with large radiance shower and deep whirlpool bath, three further good sized bedrooms.



Outside

To the front of the property, electric gates attached to brick pillars lead to the driveway offering off-street parking for numerous vehicles. There is a raised lawned garden to the front, accessed via Indian Stone steps and with hedge boundaries. An integral double garage with two electric garage doors. To the rear is the delightful garden with extensive decked area perfect for alfresco dining and offering an extension of the living area. The showstopper is the large multifunctional garden room / studio. This is a stunning space and is currently used as an additional reception room / office but could equally be repurposed for a gym, garden bar, teen den or yoga space. This space has remote controlled heating, power, light and cat 6 network from the house. There are also electric roller blinds to all windows.



Situation and Amenities

Situated within the rural hamlet of Holme on Swale, ideally positioned between the popular market towns of Ripon Thirsk and Northallerton all offering a wide range of amenities including supermarkets, independent shops and regular markets. Excellent transport connections are available from nearby, Northallerton, Ripon and Thirsk, providing links to Leeds, Harrogate and York. The area offers a strong selection of leisure and sporting facilities, including golf at Ripon, local rugby, cricket and football clubs, and nearby racecourses. Well regarded schools, including Ripon Grammar School, are within easy reach, along with a variety of shops and leisure provision.

For commuters, the property enjoys convenient access to the A19 and A1 M approximately two miles away, providing direct routes to Leeds, Teesside, Darlington, York and Harrogate, whilst remaining sufficiently removed to ensure a peaceful setting with no intrusion from road noise. The East Coast Main Line is accessible from Thirsk Station at Carlton Miniott, approximately five miles distant, offering direct services to London King's Cross, and with easy access to International Airports.

The Appeal of our Home – The Owners Insight

Living in Holme on Swale has been a real privilege for us. The hamlet has a genuine sense of community and a peaceful rural setting that is increasingly rare, where neighbours know each other and life moves at a more relaxed pace. Surrounded by open countryside, we enjoy wonderful rural views and an abundance of birds and wildlife throughout the seasons, which gives the area a real sense of tranquillity and connection with nature. There are also beautiful countryside walks directly from the doorstep, making it easy to enjoy the surrounding landscape at any time of day.

Despite the tranquillity of village life, the A1(M) is only minutes away, providing quick north and south access by road. Rail connections are equally convenient, with the East Coast Main Line stations at Northallerton and Thirsk offering direct travel to major cities including York, Leeds, Newcastle and London. We are also ideally positioned for the nearby market towns of Bedale, Ripon, Thirsk and Northallerton, all within easy reach for everyday amenities, schools, restaurants and shopping.

At the same time, the hamlet benefits from ultrafast broadband, which has made working from home seamless while still enjoying the countryside setting. A particular highlight locally is the fantastic Nags Head in Pickhill, just a short distance away, which is a wonderful country pub and somewhere we always enjoy visiting.

For us, Holme on Swale offers the best of both worlds: a friendly hamlet community, beautiful rural surroundings rich in wildlife, countryside walks from the door, excellent local amenities and transport links, and the ability to remain well connected while enjoying life in the heart of North Yorkshire.

Services and other Information

Mains water, drainage and electricity, Air source heat pump, aluminium windows and doors, electric blinds in lounge and studio, perfect fit blinds to most other windows. 1G Ultrafast Fibre Broadband.

Local Authority and Council Tax Band

North Yorkshire County Council – Band G

EPC

Rate C

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.

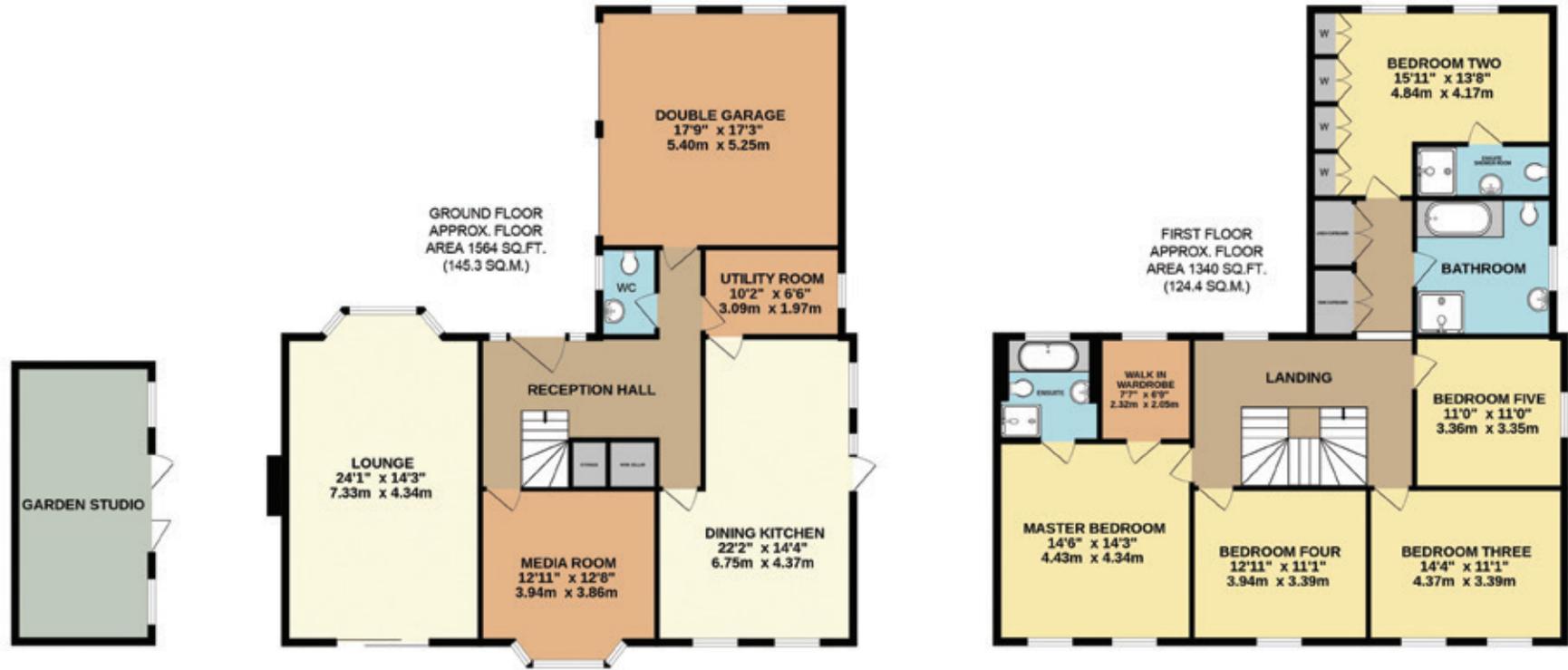
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Viewings

Strictly by appointment with GSC Grays - T: 01423 590500

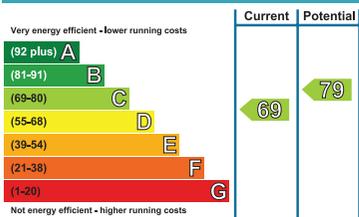




TOTAL APPROX. FLOOR AREA INCLUDING GARAGE & GARDEN STUDIO 2903 SQ.FT. (269.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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



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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: March 2026

Photographs taken: March 2026