



44 SOUTH END
Osmotherley, North Yorkshire





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OSMOTHERLEY, NORTH YORKSHIRE, DL6 3BL

Stokesley 11 miles • Yarm 11 miles • Northallerton 7 miles
(distances approximate)

A STUNNINGLY SITUATED, ARCHITECT DESIGNED HOUSE ON
THE EDGE OF A POPULAR VILLAGE IN THE NORTH YORK MOORS
NATIONAL PARK WITH OUTSTANDING VIEWS

Accommodation

Reception Hall • Cloakroom & WC • Dining Hall
Master Bedroom Suite • Sitting Room • Kitchen/Breakfast Room
Sunroom • Laundry • WC and access to the Integral Garage

Galleried Landing • Bedroom Suite

Two further Bedrooms • Family Bathroom • Study

Floored and insulated Attic Storage • Cellar with external access

Double glazing throughout and EPC rating of D (60)

Externally

Integral Double Garage • Beautiful and extensive mature gardens
Southwest facing patio • Terraced borders with sweeping lawn
Sheltering woodland

In all about 2.69 acres (1.09 ha) | FOR SALE AS A WHOLE



GSC GRAYS

PROPERTY • ESTATES • LAND

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Situation and Amenities

No 44 lies at the southern end of the village boundary on an elevated site protected from the neighbouring property by mature tree planting and sloping ground ensuring its privacy for the long term.

The village of Osmotherley is a highly popular village on the western fringes of the North York Moors National Park. It is well served by a thriving local shop and a post office (open three mornings a week), primary school, tearoom and two traditional pubs.

The wider area provides numerous additional services with a local garage, and it is easily accessible to nearby towns including Stokesley, Northallerton and Yarm where there are a full range of shops, professional services, restaurants, leisure facilities and supermarkets.

It is particularly accessible being less than 5 minutes from the A19. Northallerton train station is on the East Coast Main Line providing regular services north to Newcastle and Edinburgh and south to York and London (in under 2 ½ hours). Leeds and Harrogate are both within commuting distance. Teesside Airport is about 10 miles away with a widening schedule of destinations across the UK and continental Europe.

The North York Moors offers a host of outdoor activities with an extensive list of walks and trails and both the Cleveland Way and Coast to Coast Path pass by the village. There are many opportunities for cycling, riding and hacking out and there is a popular shooting ground at Thimbleby Estate. The coastal resort of Whitby is only about 40 miles east.





The House

44 South End is a superbly situated, architect designed house on the southern edge of the village with outstanding views to the Pennines.

Completed in 1996 on the site of an older property, the new house is of traditional construction with stone faced, block walls beneath a pitched and tile clad roof. It is approached from the public road onto a paved courtyard accessing the double garage and with a large sweep at the front door. It has a handsome solid appearance reflecting the quality of the materials used but it is the internal space that really brings the house to life. It has a welcoming reception hall which is open to a large dining hall with French windows onto the terrace. There is a very comfortable sitting room with similarly wonderful views and a spacious fully fitted kitchen/breakfast room adjoining a sunroom both of which open out on the terrace. It is this southwest facing terrace which joins the rooms together maximising the sunshine and taking full advantage of the outstanding and unbroken views over to the Pennines. The master bedroom suite is also on the ground floor as well as a cloakroom, utility/laundry and downstairs WC and integral double garage.

The staircase leads to a wide, galleried, first floor landing leading to a bedroom suite, two guest bedrooms, a large family bathroom and a study from where the views are also magnificent.

Cellars and Attic

There is a large drive-in store accessed from the lower garden terrace which acts as a useful garden store off which is a purpose-built wine cellar. There is a small walk in first floor attic store above the garage and a fully floored main attic accessed by a hatch on the landing.





Gardens and Grounds

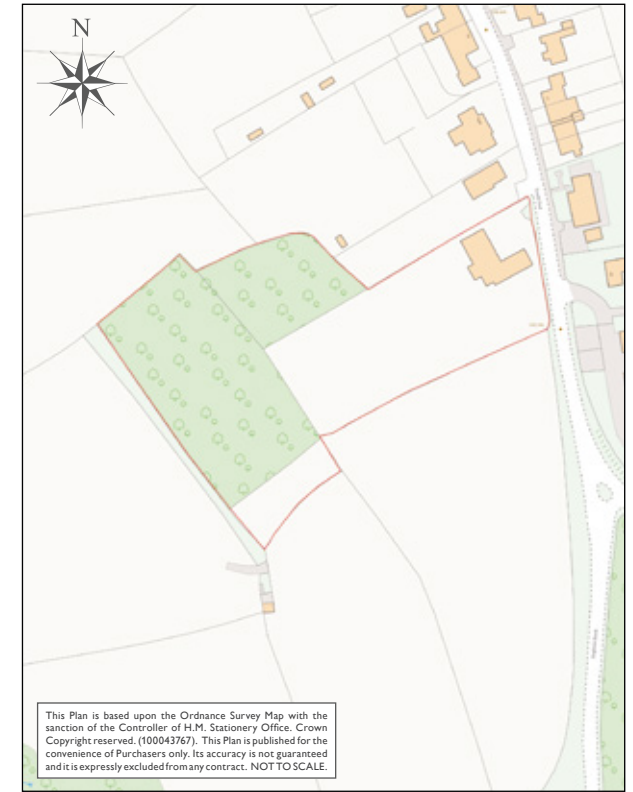
The gardens and grounds are impressive, extending to about 2.69 acres in all. It is a sloping site which falls away from the house to the south and west with the house at the top and a series of terraced borders and flower beds divided by pathways which lead down to the sweeping lawns and to a small paddock at the bottom. There is also a large area of mature woodland which provides shelter from the north.

The gardens are set around a series of terraced rockeries and flower beds linked by gravel paths and is full of flowering shrubs and specimen trees, with a magnolia, rhododendrons, azaleas, camelias and a variety of roses all overlooked from the stone flagged terrace which wraps around the front of the house.

At the bottom of the garden are delightful woodlands, planted over 30 years ago to provide further privacy and protection to the site. A small paddock has not been grazed in recent times and now is a mass of daffodils and there are further areas for garden waste and bonfires.

There is a separate gated entrance from the road for larger machinery down into the garden.





GENERAL INFORMATION

Services

The property is connected to mains electricity and water and has a private drainage system with two separate settlement chambers. A report has been prepared on the tanks, and a copy is available from the Selling Agents. Central heating and hot water are from an oil boiler with immersion back up.

Rights of way, easements and wayleaves

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. We are not aware of any services benefiting other property which cross over or beneath number 44.

Tenure

Freehold title with vacant possession on completion.

Local Authority

North Yorkshire Council

Council Tax

Band H

EPC

Rating of D (60)

Fixtures and Fittings

Unless specifically mentioned within these sale particulars, only fitted carpets and some curtains 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.

Directions (DL6 3BL)

From the west (A19), drive to the centre of Osmotherley village and turn right down the hill opposite the Golden Lion pub and onto South End. Follow the road to the end of the village and No 44 is the last house on the right.

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Viewing

Strictly by appointment through the Selling Agents GSC Grays - T: 01748 897203

Solicitors

EMG Solicitors, Durham



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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: Spring 2026

Photographs taken: Spring 2026