

THE OLD RECTORY

North Otterington



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NORTH OTTERINGTON, DL7 9JG

Northallerton 3 miles • Darlington 19.7 miles • York 30.7 miles
(distances approximate)

A FINE COUNTRY RESIDENCE OFFERING ACCOMMODATION OF OVER 4,000SQFT PRESENTED TO THE HIGHEST OF STANDARDS THROUGHOUT WITH ANNEXE, FORMAL GARDENS, GRAZING PADDOCKS IN A FANTASTIC RURAL POSITION WITH EXCELLENT ACCESSIBILITY

Accommodation

Reception Hall • Drawing Room • Sitting Room • Study/Playroom
Living/Dining Kitchen • Bootlility Room • Cloakroom/W.C

Four Double Bedrooms • Bedroom/study room
House Bathroom • Separate Shower room • Dressing Area

Externally

Annexe • Formal gardens • 3 small paddocks • Grazing land
Outbuildings with power and water • Garage • Off street parking

Planning permission for extension and garage

IN TOTAL 2.1 ACRES



GSC GRAYS

PROPERTY • ESTATES • LAND

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The Old Rectory

The Old Rectory is a stunning home that has been improved throughout by the current owners. Their attention to detail is exemplary and no stones have been left unturned in the creation of this stunning home. From the high end Jim Lawrence Light fittings to the Tomas Crapper sanitary wear, they have created a home that purchasers cannot help but be wowed by. The main entrance to the house is through a grand stone portico with pillars, and a timber panelled door leading to the impressive reception hall. This space has recently been beautifully redecorated with panelling to walls, reinstated picture rails and ornate cornicing to ceiling. The Herringbone flooring runs seamlessly through from the reception hall to the inner hall areas.

To the right of the main hall is the sitting room with double aspect and feature fireplace with inset wood burning stove, ornate cornicing and ceiling rose.

The drawing room has French doors leading out to the garden, feature fire surround with inset wood burning stove, ornate cornicing and ceiling rose. The inner hall leads to ground floor cloakroom/WC, with Thomas Crapper sanitary ware and window to side elevation, panelling to the walls.

There is a delightful informal reception room with Inglenook fireplace with timber mantel over and inset wood burning stove, built-in storage units and window to rear elevation. This is a super multifunctional room perfect as a playroom or study.





The side entrance door is positioned adjacent to the ground floor WC and a door leading to the superb utility/boot room. This has an extensive range of hand-made bespoke units housing plumbing for various laundry facilities. The utility area has beautiful marble work top over storage units and a Belfast sink. In the boot room area, there is expansive storage including a cupboard specially commissioned for the ironing board. Concealed in this storage is an additional 'Salamander' water tank which boosts the water pressure. French doors lead out to the entertaining area to the rear.

The hub of the home is the expansive living – dining – kitchen. This space is centred around the large island and there are plentiful bespoke wall and floor mounted units. A large 5-oven Aga with the traditional hot plates and 4-ring gas hob provides the cooking facilities. There are marble work tops to the huge central island and units to the side and an inset double Belfast sink with Quooker instant hot and filter tap over and Fisher Paykel dishwasher. The kitchen has a beautiful limestone floor and plumbed underfloor heating. French doors lead to both sides, one to the entertaining area and one to the rear garden with Lavender beds and Laurel edging.

A wide sweeping staircase leads up to the first-floor landing which is beautifully decorated with half-panelling and picture rail, 3 steps lead to a large half-landing with expansive built-in wardrobes, beautiful flooring, ornate cornicing and loft access.

There are two large master bedrooms both equal sizes with views over the garden and the fields beyond. Both these master bedrooms have Samsung air conditioning and air filtration systems. There is a large bathroom off the half landing with slipper bath Victorian style attachment over and separate shower cubicle and pedestal wash hand basin. The sanitary ware in this bathroom is all Burlington and there is tiling to floor and half wall height.

There are two further double bedrooms from the lower landing one of which has the air filtration system, both exceptionally pretty with a guest bedroom having built-in storage. The fifth bedroom is currently used a study area and has built-in wardrobes and desk and window overlooking the front of the house. There is a recently refitted shower room which serves the lower tier bedrooms. This has been beautifully designed with Porcelanosa fittings and underfloor heating.





The Annex

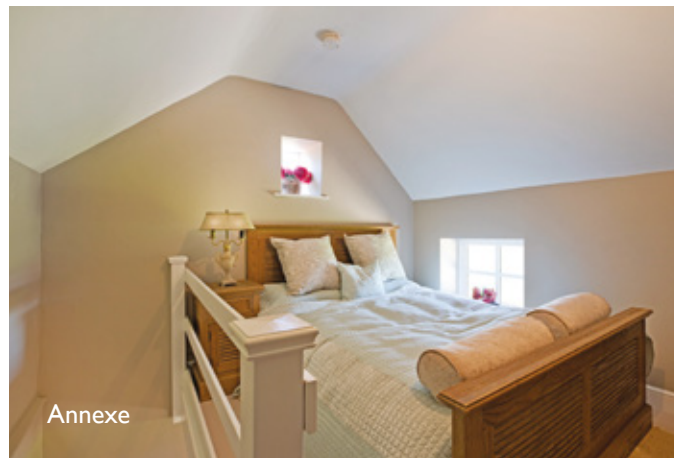
Accessed through a timber and glazed stable door leading to the inner hallway which leads from front to back and gives access to the lawned garden with Wisteria and Laurel and Lavender borders. Currently offering one-bedroom and study area, the annex would be perfect for those wanting multi-generational living, equally those wanting a teenage annex or have an Au-pair or Nanny at home. It currently consists of a large room with air conditioning and French Doors out to the rear. This is occupied as a gym at present but could equally be transformed to a large reception room for the Annex. There is a kitchen area off the hallway, separate shower room and living room currently used as a study. Off this room is a staircase leading to the bedroom space. This space is multi-functional and could easily be converted to create two additional bedrooms to the main body of the house.

Outside

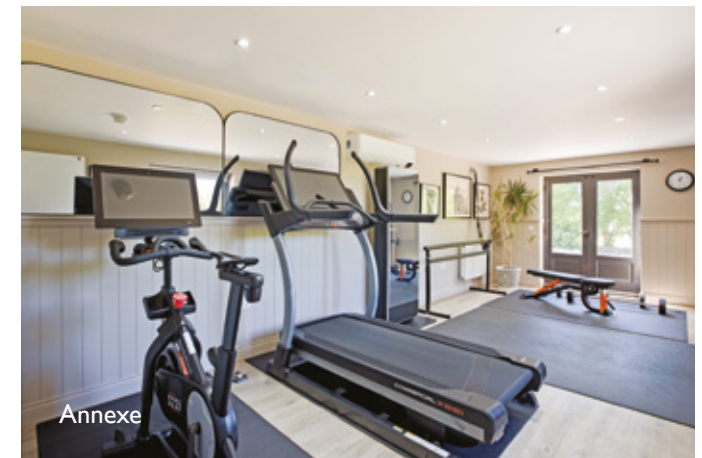
The property is approached from a private driveway off the main Thirsk – Northallerton road, A167, through Willow Trees leading to the private gravelled driveway. There is parking to the front of the property for numerous vehicles however, the gravelled driveway leads round the side of the house and the annex alongside fenced and Laurel hedging to a large, gravelled parking area and garage. The garage has an up-and-over door and an EV car charging port.



Annexe



Annexe



Annexe

There are two main garden areas to The Old Rectory, a private enclosed lawn with Laurel hedging and Lavender boundaries. This is accessed through French doors from the kitchen and raised patio areas. Accessed off the patio from the rear via a paved path is an ornamental garden with central box feature, raised beds, Laurel hedging providing screening and an idyllic seating area with ornamental Bay trees and superb entertaining area. This space is ideal for parties and can be accessed from the kitchen and also the boot room/utility. It benefits from a Sonos sound system, and Fuego wood fired pizza oven with granite work tops to the side.

A traditional five-bar timber gate leads from the parking area to the smaller grazing paddocks and bespoke multi-functional shelter with power lighting and water. These could be used for housing for small ponies, sheep or other animals. Beyond the smaller paddock area is a grazing field which leads down to the river. There is also an additional timber storage shed.

Situation and Amenities

The property lies in the North Yorkshire hamlet of North Otterington, surrounded by stunning rolling countryside and just outside the bustling market town of Northallerton. Northallerton has many excellent facilities including local and artisan shops, a twice-weekly outdoor market on a Wednesday and Saturday, filling stations, several national supermarkets, two doctors' surgeries, The Friarage hospital and dentists, as well as primary and secondary schools and a sixth form college. There are also several restaurants, cafes, pubs and bars. For leisure, the beautiful North York Moors is within easy reach for walking, cycling and riding, while golf is available at the nearby Romanby Golf Course.

Various independent schools are also within striking distance, including Aysgarth Preparatory School, Queen Mary's School for Girls at Thirsk, Ampleforth, Sedbergh and other excellent independent schools in Harrogate and York.

North Otterington has good access from the A1 at Leeming Bar along with the A19. The nearest train station is at Northallerton with a regular service on the East Coast Main Line to York, London, Newcastle and Edinburgh. There are an increasing number of services now being offered from Teesside International Airport. Both Leeds Bradford and Newcastle Airport are within about an hour's travelling distance.





The Appeal of our Home – The Owners Insight

Living here has truly been a joy; the house has such a warm, homely feel that instantly makes you comfortable. Surrounded by unspoiled countryside views, we've loved watching the changing seasons unfold, from bright summer evenings to crisp winter mornings under beautifully dark skies, often accompanied by an abundance of local wildlife. The property lends itself perfectly to entertaining, with generous spaces both inside and out for hosting family and friends. There is also exciting potential with the house and land, offering flexibility for future plans. Despite its peaceful setting, it's wonderfully convenient, with excellent local amenities including Bettys, Barkers, a nearby train station for easy commuting, and quick access to motorway links.

Services and other Information

Mains electricity, water are connected. Drainage via septic tank. Oil fired boiler for central heating to radiators and also supplying hot water to the main house. LPG heating is installed to the Annexe and LPG to the Aga. Starlink WIFI.

Agents Note – The septic tank is situated in the corner of the gravelled rear parking area. It must be noted that this is non-compliant

Local Authority

North Yorkshire

Council Tax

Band G

EPC

Rate D

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

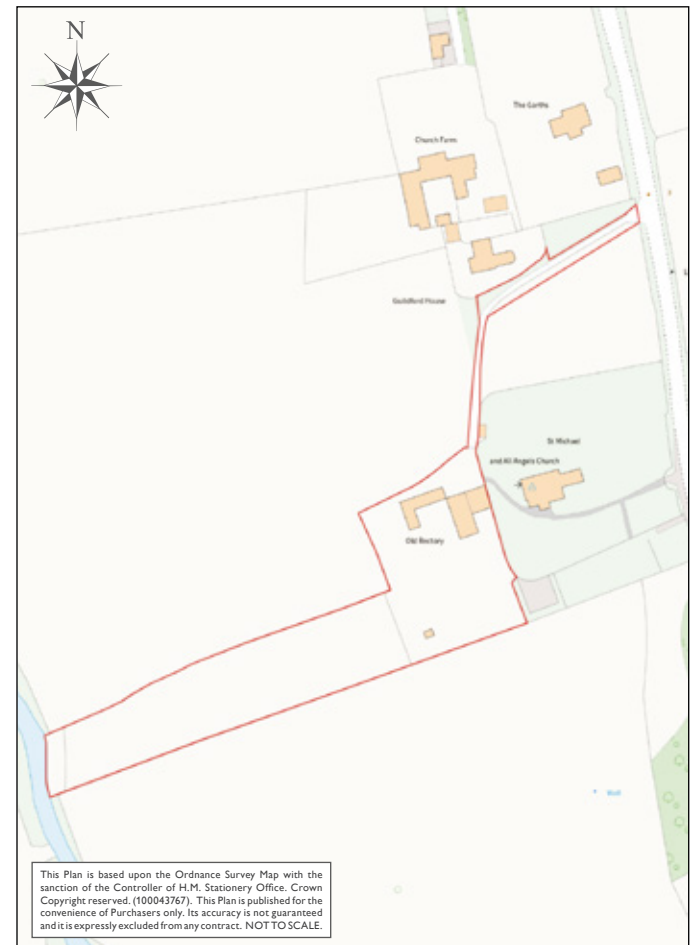
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Rights of Way, Wayleaves and Easements

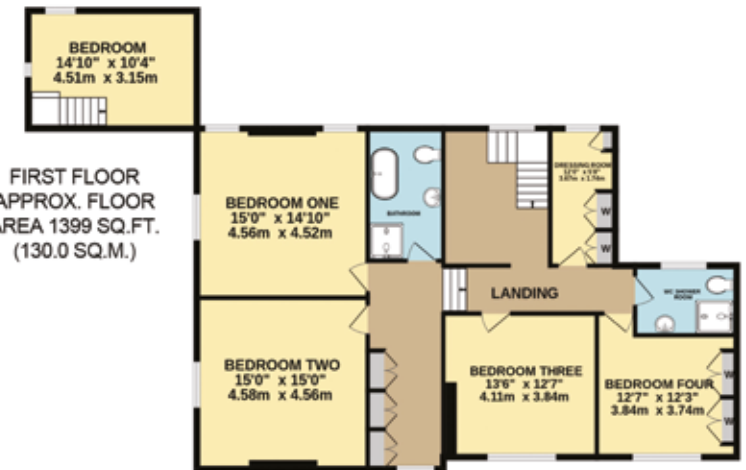
The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way, public and private whether specifically mentioned or not.

Viewings

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



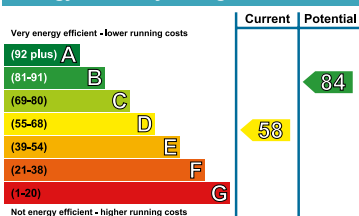
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TOTAL APPROX. FLOOR AREA INCLUDING GARAGE 3940 SQ.FT. (366.1 SQ.M.)

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



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.
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3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
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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: April 2026

Photographs taken: April 2026