



VINE HOUSE

Main Street, Great Ouseburn



VINE HOUSE

MAIN STREET, GREAT OUSEBURN, YO26 9RQ

York - 14.5 miles • Harrogate - 12 miles
Wetherby - 12.5 miles • Leeds - 24 miles

A SUBSTANTIAL GEORGIAN GENTLEMAN'S RESIDENCE OFFERING OVER 5,600SQFT OF ACCOMMODATION POSITIONED CENTRALLY IN THE POPULAR VILLAGE OF GREAT OUSEBURN WITH GARDEN AND LARGE TRADITIONAL BARN WITH POTENTIAL TO DEVELOP TO ANCILLARY ACCOMMODATION SUBJECT TO PLANNING

Accommodation

Reception Hall • Inner Hall • Drawing Room • Dining Room • Snug • Living Room
Dining Area • Study • Kitchen • Pantry • Utility Room • Cloakroom/WC

Principal Bedroom Suite including Dressing Room and Ensuite
6 further Bedooms • 4 further bathrooms

Outside

Double Garage • Store • 2 Stores • 3 stables
2 large first floor stores • Lawned garden-walled vegetable garden



GSC GRAYS

PROPERTY • ESTATES • LAND

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Vine House

Vine House is a substantial Detached Period Home that offers enormous scope for the prospective purchaser. The property would benefit from updating works to the main house, and the barn has endless possibilities for use subject to planning.

The property briefly comprises: To the Ground Floor

A timber panelled entrance door leads to the large reception with ornate original mosaic flooring, coving to ceiling and radiator. To the left is a drawing room with fire surround, inset woodburning stove, ornate archway with storage cupboards under, coving to ceiling, large near full-height bay window to front elevation with original shutters. Double timber and glazed doors to the rear of the hall lead to the formal dining room with French doors leading out the rear and door through to inner hall with stairs going down to the cellar.

To the right of the main hallway is the snug with fire surround and inset cast iron raised dog grate, original built in storage cupboards. Next to the snug is the living room with near full-height original bay window to front elevation with original shutters, feature fire surround with inset woodburning stove, ornamental archways to side of chimney breast with built-in storage under.





The fantastic living family kitchen has an extensive range of bespoke handmade timber wooden floor mounted units with large centre island with granite worktops over, space for Rangemaster cooker with hood over and a range of integrated appliances. Off the kitchen is a large walk-in pantry with extensive storage shelves, with original tiled flooring, further storage shelves and hanging space for pans.

The living area off the kitchen has a woodburning stove, windows and door to rear elevation. This was part of an original cottage that has been encompassed into the main body of the property. As such this could easily be reconfigured to create an annex space as it has a rear external door.

Off the inner hall is an office with windows to two sides, feature fire surround and inset woodburning stove, picture rail, ornate corning to ceiling. To the left of the main reception hall is an inner hall area leading to a large cloakroom/wc and pantry/scullery with rear entrance door and utility room off.

To the first floor:

A return staircase leads off the main hall to the first floor. There is a half landing with large arched window overlooking the rear and the garden beyond. The landing leads to principal bedroom with walk-in dressing room, extensive storage and loft access and ensuite bathroom. There are three further double bedrooms with ensuite facilities and three further bedrooms and the house bathroom.

Outside

The property is approached via a driveway to the side, accessed through a wrought-iron gate. This driveway will be shared between the main residence, Vine House, and the property being constructed to the rear. However, there is an opportunity to create a further driveway to the left of the house in an area which could be demolished giving private access to the rear gravelled off-street parking area.

Currently the parking offers space for numerous vehicles and there is a garage.





Beyond the parking area is a raised lawned garden with pretty brick shelter, to the left side of this is the large brick-built barn. This space offers an amazing opportunity for the prospective purchasers to either convert to two lettable dwellings or could equally be repurposed for those who wish to work from home.

Currently this offers the following accommodation, to the ground floor are two stores, one of which has double timber and glazed doors leading to the front and off this, an access to a further store area. Currently access through the garden, a cobbled pathway leads to another door and into what was originally the stable block. At the end of this large space is a staircase leading to the upper floor area which is currently split into two large rooms.

The existing garage is accessed off a cobbled driveway and there is an electric roller door with pedestrian access door leading to a huge space. This space was part of the area which could be demolished to create a separate access. However, it could equally be repurposed to be a workshop.

To the left of the main garden is a further garden area which was previously used as the vegetable garden but could equally be used as a private garden for the barn and whatever use the prospective purchasers have for this space. To the right hand side of the main lawn is a paved patio area.

Agents Note – to the right hand side of the main garden, the existing vendor of Vine House is constructing a new dwelling to reside in.

Situation and Amenities

The property is positioned centrally in the popular village of Great Ouseburn. A thriving village with wide array of amenities including a large village hall and sports field that are used frequently for various different clubs and activities. There is a village primary school, church, village shop and the popular Lime Tree public house and well-regarded restaurant. The village also has a weekly visiting Fish and Chip van. State

secondary schools are located in nearby Boroughbridge and Knaresborough and the well-respected Queen Ethelburga's public school is a short drive. The A1m motorway is approximately 5 miles and the nearest railway station is at Cattal which is on the Leeds Harrogate and York line and thereafter mainline trains to London and Edinburgh.

The nearby town of Boroughbridge has a fabulous array of independent shops, boutiques, eateries and a large supermarket and Ripon and York is approximately 12 miles away.

The Appeal of our Home – The Owners Insight

We have lived in Vine House for over 20 years and have loved both the house and the village of Great Ouseburn from the start. The village welcomes you in and very soon you find you are part of a lovely community. Vine House welcomed us in the same way and has always felt like a house that envelopes fun and laughter; I have stood so many times in the hall listening to the laughter of our children and their friends as they raced around the house or watched for a moment from the window on the half landing as people have stood around the pizza oven waiting for the next one to come out. The house is so generous with space and room sizes that I always find room for family and friends. It is a house that has been changed and modified by every owner, and in this way, it felt that we had permission to make it into the house that we wanted and I hope that the new owners will take the same pleasure in adjust and adapting the house to make it theirs

Services and other Information

Mains water, electricity, drainage and oil fired central heating system

Local Authority and Council Tax Band

North Yorkshire County Council

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.

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.





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



Approx. Gross Internal Floor Area 5615 sq. ft / 521.63 sq. m (Excluding Garage & Outbuildings)

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Particulars written: April 2026
Photographs taken: XX XX