



HIGH FARM HOUSE

Ingleby Greenhow, North Yorkshire

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HIGH FARM HOUSE

INGLEBY GREENHOW, GREAT AYTON,
NORTH YORKSHIRE, TS9 6RG

A WONDERFULLY SITUATED FOUR BEDROOMED DETACHED RESIDENCE WITH SIGNIFICANT ANCILLARY ACCOMMODATION AND FURTHER BUILDINGS, STANDING IN SOME 15 ACRES OF DRAMATIC NORTH YORKSHIRE COUNTRYSIDE AND OFFERING SCOPE FOR GENERAL IMPROVEMENT AND UPDATING

Summary

Reception Hall • Cloaks/WC • Drawing room • Dining room • Study
Conservatory • Breakfast kitchen • Utility room and storage

Central landing • Master suite of bedroom, bathroom and dressing room
Guest Suite of bedroom and bathroom • Two further double bedrooms
House bathroom

Studio/games room • Gym with sauna and Endless pool

Significant general purpose building - workshop, garaging and storage

Walled courtyard ideal for summer entertaining
Formal gardens, paddock and woodland

In all some 15.05 acres (6.09 ha)



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15-17 High Street, Boroughbridge, North Yorkshire, YO51 9AW

Tel: 01423 590500

www.gscgrays.co.uk

boroughbridge@gscgrays.co.uk



Situation

High Farm House was originally constructed in the 1970's to replace an earlier farmstead and is positioned to take full advantage of its elevated position with a breathtaking backdrop and enchanting views. The enticing country setting belies its convenience a short drive from the villages of Ingleby Greenhow and Great Broughton, 10 –15 minutes drive from a wide range of facilities in both Stokesley and picturesque Great Ayton. The Teeside conurbation is within comfortable commuting distance as are Northallerton and Darlington, both having stations on the East Coast mainline with connections to York and London, Newcastle and Edinburgh. There is also an increasing number of flight options from Teeside airport.

Accommodation

A unique house in an equally unique location, High Farm House offers considerable flexibility with the opportunity to improve and update to suit modern day living requirements. The existing accommodation is well presented and extends overall to some 6592 sq ft (612.4 sq m) affording style and elegance and whilst generous in size, the property remains of manageable proportions.

There is a lovely meandering driveway approach with an immediate sense of arrival through maturing woodland that affords a high degree of privacy as one leads up to the front





entrance. The formal central reception hall naturally leads to a large formal drawing room and then to the spacious dining room that also connects to a strategically positioned conservatory which naturally catches the late afternoon sun. There is an elegant study in library style that also leads off the reception hall as does a nicely proportioned breakfast kitchen with windows overlooking the walled courtyard. With a large utility room and ancillary storerooms, an inner hallway leads to a wonderfully flexible studio/games room, ideal as additional family space with multiple double doors opening to the courtyard and perfect for entertaining purposes. A hidden doorway leads to a leisure suite comprising gym area, a sauna and endless pool. This space lends itself to the creation of further living accommodation if required for the likes of dependent relatives.

The first floor combination is no less impressive with a generous master suite of bedroom, dressing room and bathroom, a guest suite of bedroom and bathroom plus 2 further bedrooms serviced by a house bathroom.

Externally, the flexibility of this impressive country house continues with an integral car port and storage plus a substantial general purpose building of some 2700 sq ft (250.83 sq m) incorporating multi vehicle workshop space and a generous garaging provision plus mezzanine space over. There is also attached open fronted storage which incorporates an inspection pit.

The professionally managed grounds of High Farm House have developed over many years and encompass formal lawned areas, the walled courtyard, kitchen garden plus woodland and grassland, with the holding extending overall to some 15.05 acres (6.09ha).

Tenure

Freehold with possession on legal completion.

Services

Mains electricity. Oil central heating. Private water. Private drainage

Easements & Rights of Way

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. There is a public footpath along the initial part of the driveway to the property.

Further Land

Further grassland to the east of up to 42 acres being in associated third party ownership may be available by separate negotiation.

Local Authority & Council Tax

North Yorkshire Council. Tax band - G

Energy Performance Certificate

EPC rating - E

what3words

///ocean.adjusted.skid (driveway entrance off the highway)

Viewing Arrangements

Strictly by appointment through GSC Grays:

T: 01423 590500 | E: tajw@gscgrays.co.uk



