

The Old Rectory

Oswaldwirk

A magnificent Grade II listed country house
with landscaped gardens, land and stunning
views over the Howardian Hills

The Old Rectory, Oswaldwirk, York, YO62 5XT

Helmsley 4 miles, Thirsk 15 miles, York 19 miles, Harrogate 38 miles, Leeds 43 miles

—
A wonderful tranquil setting,
overlooking the Coxwold-Gilling Gap
—





Features:

Entrance hall
Drawing room
Sitting room
Dining room
Study with en-suite WC
Breakfast kitchen
Utility room
Kitchen
WC
Cellars

Master Bedroom with en-suite and dressing area
6 Further Bedrooms (2 en-suite)
House Bathroom
House shower room

Landscaped gardens
Triple garage
Single garage
Gym
Workshop
Barn

Stables/Shoot Bothy with planning permission for
residential accommodation: Kitchen, Open plan living
and dining area, Bar, 2 WC's

In all about 29 acres





The Property

The Old Rectory is a stunning Grade II listed Georgian house that is nestled on the south-facing bank of the Hambleton Hills, overlooking the Coxwold-Gilling Gap. The well-proportioned accommodation has been beautifully and sympathetically renovated to an exceedingly high standard to create an exceptional home which boasts elegant period features and quality fixtures and fittings.

The main reception rooms are accessed from the spacious reception hall, all boast high ceilings and feature fireplaces, with the drawing room, sitting room and dining room having open fires; large windows which frame the views of the garden and the countryside beyond whilst flooding the rooms with natural light are an attractive feature, whilst the bow window in the sitting room is particularly noteworthy, overlooking the marvellous south facing terrace and grounds beyond. A study is also accessed off the hall, this benefits from extensive bespoke office furniture, as well as its own en-suite WC. Steps lead down to the spectacular breakfast kitchen which features a handmade Smallbone of Devizes kitchen which offers an excellent range of wall and floor units, a centre island, granite work surfaces, a 4 door AGA oven and integrated Milele appliances.

To the other end of the breakfast kitchen is a fabulous orangery which provides plenty of space for dining and a seating area, French doors open out on to a paved balcony which leads to steps down to the incredible terrace. Leading off from the breakfast kitchen is the utility, also by Smallbone, this has an exterior access to the front of the property and beyond this is the secondary catering kitchen. Leading on from the secondary kitchen is a rear hall, here there is a ground floor WC which has access to the quirky cellars which make up a number of storage rooms, there is a staircase that rises to a generous bedroom with an en-suite shower room and the rear hall also gives access to the side courtyard, and the single garage and gym beyond. There is the potential to create a self-contained unit utilising this west wing of the property.



Beautifully and sympathetically renovated







The immaculate attention to detail continues on the first floor. An elegant curved staircase leads up from the reception hall to six bedrooms (three with en-suite bathrooms), one of which is the fabulous master suite. This bedroom has a spacious en-suite bathroom to one side, with a large free standing bath, marble double sinks and a separate walk-in rain shower and a generous dressing room to the other, with built-in wardrobes to three sides and centre island with drawers and double aspects over the south facing gardens making it a particularly light room.

There is also a house bathroom and a house shower room on the first floor as well as access to the second floor where there is another bedroom or teenage suite/playroom.





Garden and grounds

The gardens and grounds at The Old Rectory provide a wonderful tranquil setting, the garden is split level, the lawn runs from the east of the property, bordered by mature trees, beautifully laid out flower beds, clipped yew hedging and a gravel pathway that leads back to the magnificent south facing terrace. This is a fabulous entertaining space with uninterrupted open views to the south. The lawn slopes gently downwards in front of the terrace drawing the eye and following the beautiful countryside. The lower lawn is accessed by steps at the far side of the garden or a paved brick path that leads from the steps of the terrace.

The Old Rectory has dual entrances; from the road, a gate gives access to the front of the property to a tarmacked parking area and a second gate gives access back on to the road providing a drive in/out entrance. To the west side of the property is a tarmacked lane that leads to a larger parking area, this is where the triple garage and single garage can be accessed. Below the triple garage and accessed from the lower garden is a generous workshop with a WC. There is also a dog enclosure with kennel and run. The whole of the garden and parking areas can be made secure making it ideal for children or animals.

Beyond the garden is the splendid shoot bothy/ games room, recently completed, this provides a kitchen at one end, an open plan seating and dining area with a bar at the other end, as well as his and her WC's. Large floor to ceiling south facing windows with stable door shutters allow in plenty of light and there is a stone flagged terrace for outside entertaining. There is also a large barn which has been built to accommodate four loose horse boxes for those with equestrian interests. The shoot bothy has planning permission to be converted into additional residential accommodation and planning permission has also been granted to put in a drive across the paddocks making a tree lined entrance coming round to join the lane at the side of the property. This would give an uninterrupted view of the stunning façade of The Old Rectory.

In all there is about approximately 29 acres of land.

Uninterrupted open views to the south

Situation

Oswaldkirk is a pretty village, situated on the southern slopes of the Hambleton Hills. The village straddles the border of the North York Moors National Park to the north, and the Howardian Hills Area of Outstanding Natural Beauty to the south. The village boasts a public house and both Catholic and Anglican churches and approximately 2 miles to the east is the village of Ampleforth with its renowned College as well as a village store, two public houses, two primary schools and a medical centre. Oswaldkirk is well placed for easy access to the bustling market town of Helmsley, approximately 4 miles, which has a larger range of facilities, to include churches, public houses, shops, banks, a post office and a wide variety of retail outlets. The market towns of Easingwold, approximately 10 miles and Malton, approximately 13 miles are also a short drive.

The historic city of York is only 20 miles south and has an extensive range of services and amenities, including the main line train station offering services to London and Edinburgh in under two hours, likewise Thirsk offers a service to London Kings Cross and is approximately 15 miles. There are a wide selection of local primary and secondary schools in the area, both state and private, including the aforementioned Ampleforth College to the west and its junior school St Martin's at Gilling Castle which is also approximately 2 miles to the south.

Property details

Services: Mains services include electricity, water and drainage, oil fired central heating. Shoot bothy has private drainage and LPG gas.

Tenure: Freehold with Vacant Possession

Fixtures and fittings: Only fixtures and fittings specifically mentioned in the particulars are included in the sale otherwise any garden ornaments, curtains, carpets and other fixtures and fittings may be available subject to separate negotiation.

Planning: Planning has been granted for an access track leading from the B1363 to be completed by September 2018.

Ryedale District Council
Application Number 15/00975/FUL

Notes: Electrical and other appliances mentioned in the sale particulars have not been tested by the Agents; therefore prospective purchasers must satisfy themselves as to their working order.

Directions (YO62 5XT): From York take the Wigginton Road/B1363. Continue to follow the B1363, this road goes all the way to Oswaldkirk. Once in the village, turn left just before the road climbs steeply up Oswaldkirk Bank, continue and The Old Rectory is on the left hand side after the church.

Viewing: By appointment with
Strutt & Parker.

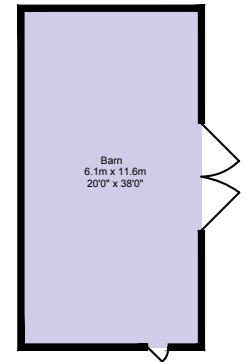
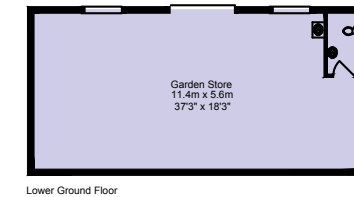
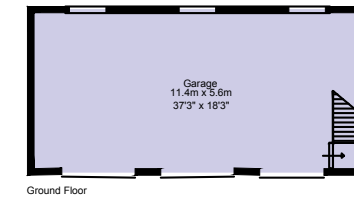
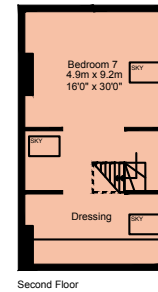
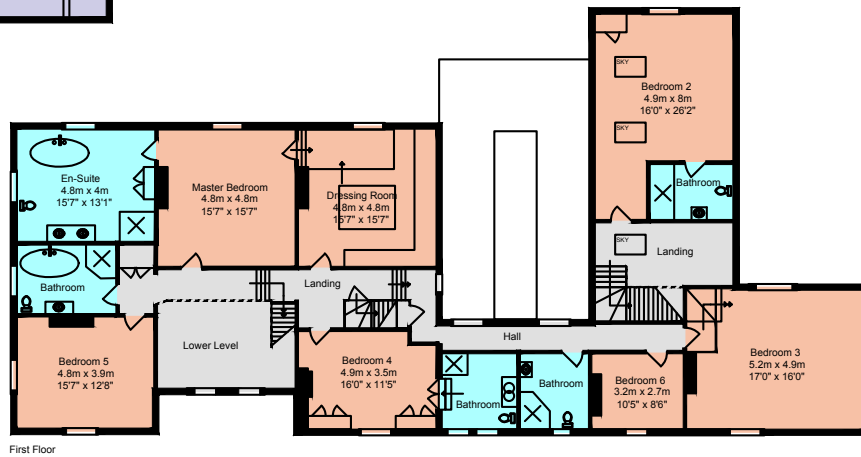
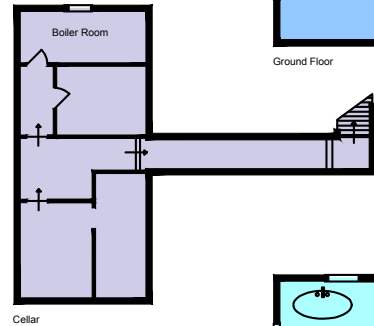
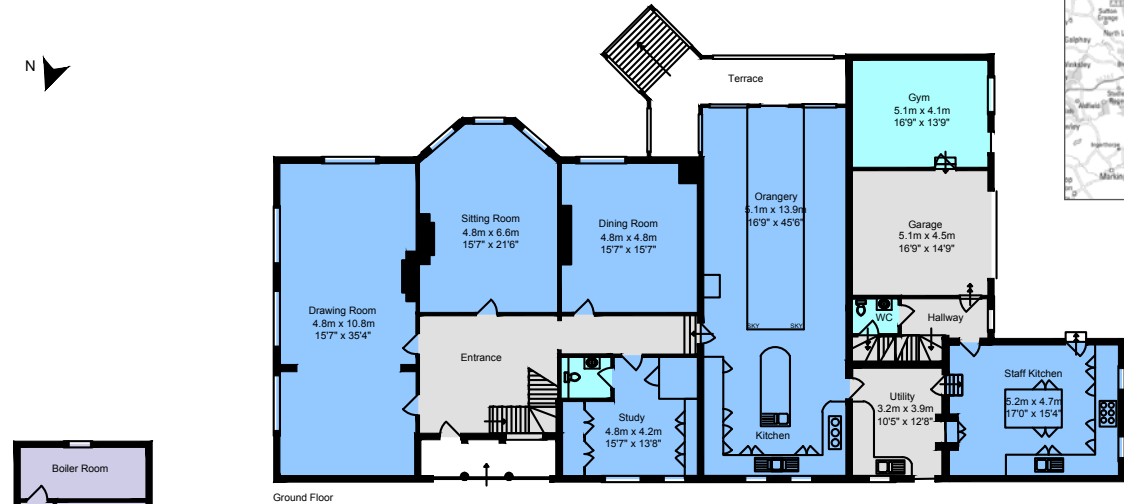
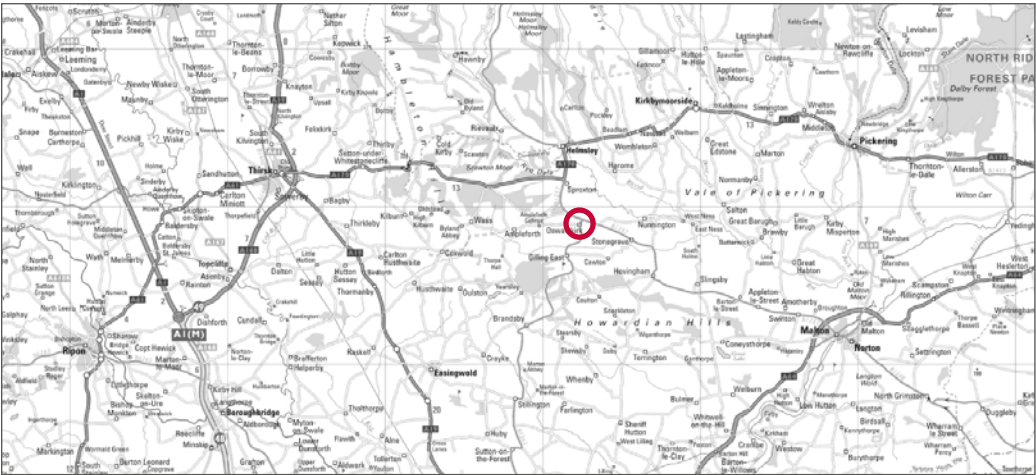




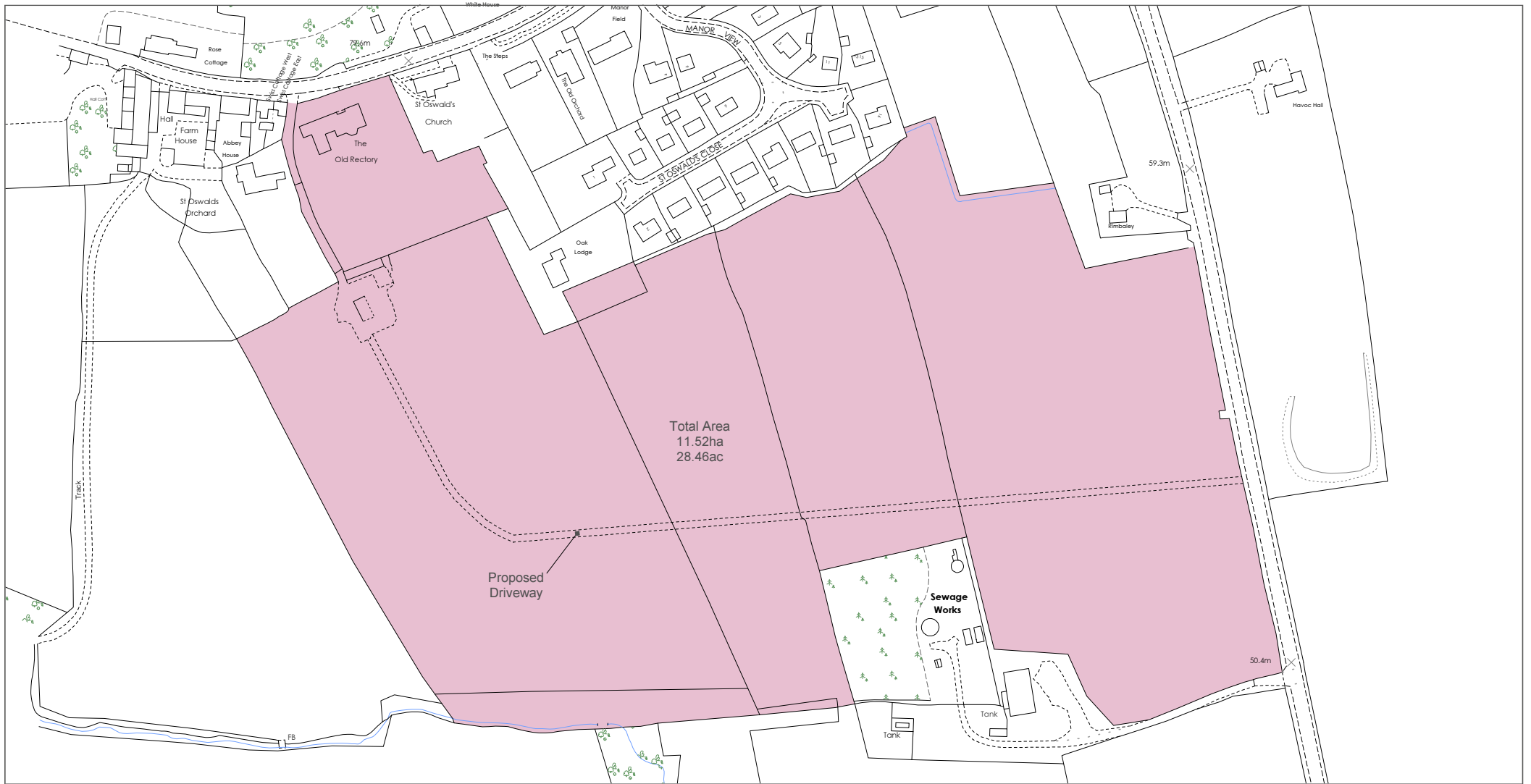
Floorplans for
The Old Rectory

Approx gross internal area:
10,709 ft² = 995 m²

Illustration for identification
purposes only. Not to scale.



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
All door, window & appliance size and locations approximate only
- - - - Indicates reduced head height



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Not to Scale. Drawing No. Q7929-01 | Date 13.04.16



Next steps
Please speak to a member
of our team to learn more
about this property

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