



# Rose House

High Street, Nawton, North Yorkshire

**STRUTT  
& PARKER**

BNP PARIBAS GROUP 

## A fine Grade II Listed country house with outbuildings, magnificent gardens and grounds, in a village setting.

A handsome, substantial period house with a wealth of beautifully appointed accommodation, splendid original details and extensive grounds. Set in the heart of the picturesque North Yorkshire village of Nawton, on the edge of the North York Moors National Park and within easy reach of the historic market towns of Helmsley and Kirkbymoorside. A short walk to 'Outstanding' Ryedale School.



**5 RECEPTION ROOMS**



**5 BEDROOMS**



**4 BATH & SHOWER ROOMS**



**GARAGE**



**APPROX. 3.6 ACRES**



**FREEHOLD**



**CENTRE OF VILLAGE**



**HOUSE 4474 SQ FT**



**GUIDE PRICE £1,195,000**



### The property

Rose House is a magnificent Grade II Listed home with over 4,000 sq ft of beautifully proportioned accommodation arranged across three generous floors. Dating from the mid-18th century with elegant 19th-century additions, the property enjoys a south-facing frontage with handsome limestone elevations, while internally it showcases a wealth of original period features including exposed timber beams, ornate Victorian tiles, elegant fireplaces, and sash windows that flood the rooms with natural light.

The current owners have undertaken an extensive and sensitive programme of improvements. These include the addition of the contemporary garden room, underfloor heating, new chimneys and dormers, conservation-grade leadwork and lime re-pointing, renewable heating and, most strikingly, the complete re-imagining of the gardens.

The impressive entrance hall sets the tone, featuring patterned tiled flooring and exposed timber beams. The formal drawing room is elegantly appointed with a Burley Hardwick log burner set within a limestone

surround and granite hearth, complimented by two tall sash windows with charming window seats. Beyond lies the dual aspect garden room, a contemporary addition with floor-to-ceiling glazing, built in speaker system and uninterrupted views across the landscaped gardens and wrap-around York stone terrace.

The ground floor also includes a playroom, a snug featuring an original bread oven and a formal dining room with slate flooring, wall to wall bookshelves, window seats and shutters and a fireplace with a stove. The adjoining kitchen is well equipped with fitted units, granite worktops, integrated appliances and a range cooker, with ample space for a farmhouse table. A pantry, utility/laundry room and shower room complete the ground floor accommodation.

The turned staircase leads to the first floor, where there are three well presented double bedrooms and a useful office. The principal bedroom is a particularly impressive space with dual sash windows, a cast iron fireplace, window seats, a dressing room and an en-suite shower room.



Two additional family bathrooms serve this floor.

Two separate staircases lead to the second floor, which provides two further double bedrooms, along with a store and linen cupboard, offering flexible accommodation ideal for teenagers, guests or extended family.

### Outside

The house is set within approx. 3.6 acres of exceptional grounds, including formal gardens, meadows, paddocks, and wooded areas. Discreetly positioned in the village on a no-through road, the property is accessed via an electric gate opening onto a cobbled forecourt, with EV charging and parking for several vehicles. The long detached stone outbuilding provides a garage, a workshop and stable. The garden is arranged as a series of connected 'outdoor rooms', divided by clipped hedging and featuring manicured lawns, box hedging, gravel terraces, a York stone patio and a striking contemporary cascading water feature.

There is also an orchard with apple, plum, quince

and cherry, a wildlife garden with a pond and native planting, a wooded copse and a productive kitchen garden with raised beds. Beyond lies a two-acre paddock with a field shelter, a magnificent oak tree and maturing specimen trees. From here there is direct access on foot and horse back to a bridleway following an old drove road across the moors, as well as a gate leading to a rewilded field with mown paths through native woodland.

### Location

The highly regarded village of Nawton lies just south of the North York Moors National Park and enjoys a thriving community atmosphere. Local amenities include a village pub, a primary school, an outstanding secondary school, village hall, Indian restaurant and a recreational ground with playing fields.

The nearby market towns of Helmsley and Kirkbymoorside offer a wider range of shops, cafés, restaurants and leisure facilities, while Malton and Thirsk, both around 15 miles away, provide larger supermarkets and further services.



### Distances

- Helmsley 2.6 miles
- Kirkbymoorside 3.4 miles
- Malton 15 miles
- Thirsk 16 miles
- York 24 miles

### Nearby Stations

- Malton
- Thirsk
- York

### Key Locations

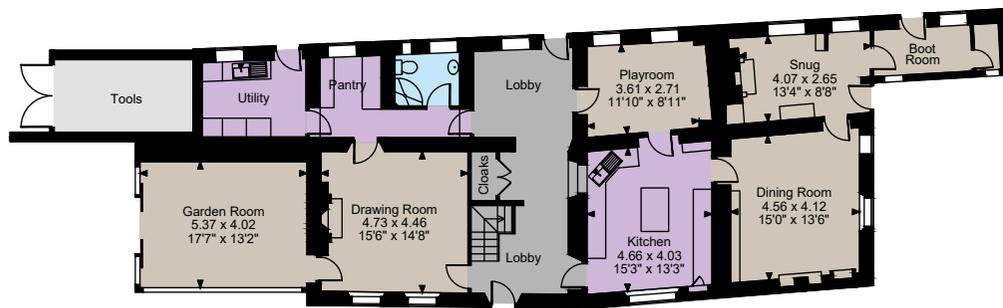
- Castle Howard
- Howardian Hills AONB
- North York Moors - National Park
- Nunnington Hall
- Dalby Forest

- Malton
- Thirsk Racecourse
- Harrogate (historic spa town)
- York (historic city)
- Helmsley

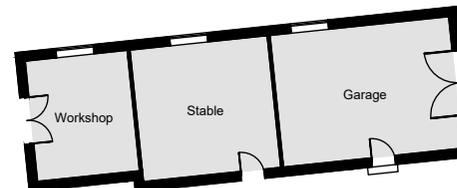
### Nearby Schools

- Outstanding Ryedale School
- Terrington Hall Preparatory School
- Ampleforth College
- York College
- Ripon Grammar
- Malton School

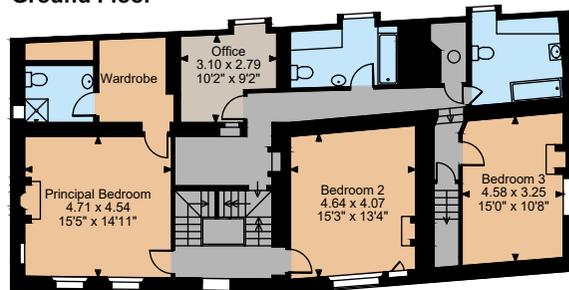




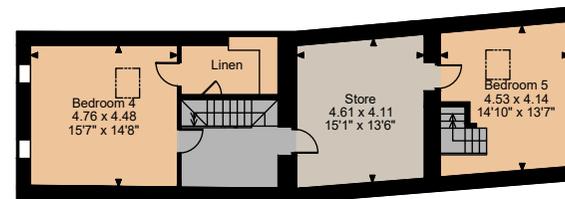
**Ground Floor**



**Outbuilding**



**First Floor**



**Second Floor**

The position & size of doors, windows, appliances and other features are approximate only.  
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The North York Moors provide stunning walking, cycling and riding routes, while golf is available at Kirkbymoorside Golf Club. Transport connections include the A170, which runs through the village. Rail connections can be accessed at Malton, which offers services towards York and Scarborough, or at Thirsk, which provides services to London King's Cross. School pickup/drop off services are available in the village for Ampleforth College, Terrington Hall and York College.

**Floorplans**

House internal area 4474 sq. ft /Outbuildings 797 sq. ft. For identification purposes only.

**Directions**

Post Code: YO62 7TT

what3words: ///belt.reversed.crumb

**General**

**Local Authority:** North Yorkshire Council  
**Services:** Mains electricity, water and drainage. Biomass boiler. Gas is still connected to the property.  
**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>  
**Council Tax:** Band G  
**EPC Rating:** D

**Harrogate**

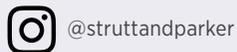
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