

Leys Farm
Station Road, Topcliffe



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An exceptional six-bedroom rural residence and three-bedroom cottage set in two acres near Thirsk. Features extensive outbuildings, a triple garage, manicured grounds, and panoramic countryside views.

Leys Farm is a magnificent example of rural luxury, accessed via an elegant brick-pillared entrance and a sweeping tarmac drive that leads through wrought iron gates into a generous courtyard. The main residence has been meticulously enhanced by the current owners, featuring a comprehensive program of renovations including updated glazing, bespoke internal doors, and refined bathroom and bedroom fittings.

Spanning over 6,600 sq. ft. of beautifully appointed living space across three floors, the home is designed to maximize its south-facing aspect. The ground floor is a masterclass in light and flow, with French doors in most reception rooms creating a seamless transition to the gardens. The 25ft drawing room, characterized by rich wooden flooring and a cozy woodburning stove, flows effortlessly into the sitting room. For leisure and entertaining, the home offers a dedicated bar, a tranquil sun room, and a bright conservatory, complemented by a private family room and a formal dining room.

At the heart of the home lies the 28ft open-plan kitchen and breakfast room. Bathed in natural light via a ceiling lantern, this space features a bespoke kitchen with high-end integrated appliances and a substantial central island, perfect for contemporary family life.

The upper floors provide sanctuary and versatility. The first floor hosts five well-presented bedrooms, including a luxurious principal suite and a dedicated dressing room. A private study and an artistic studio/painting room provide quiet spaces for professional or creative pursuits. The second floor features an additional en suite bedroom and a second dressing room; given its positioning, this level offers an excellent opportunity for conversion into a self-contained annex.

Complementing the main house is a detached red-brick cottage. Recently refurbished, this charming three-bedroom residence provides an ideal guest house or multi-generational living option, complete with its own garden and parking.

Main house 6,611 sq. ft (614 sq. m)
6 bedrooms | 6 bathrooms | 9 reception rooms
Detached 3 bedroom cottage
Triple garage | Workshop | Large barn | Store | Pump house
Approx. 2 acres | All-weather tennis court

Guide price £1,850,000

Grounds & Outbuildings

Occupying a breathtaking rural position surrounded by rolling farmland, the exterior of Leys Farm is as impressive as the interior. The grounds feature extensive paved terracing designed for al fresco entertaining, including a covered barbecue and dining area. Manicured lawns are punctuated by established shrubs and trees, while a dedicated ‘Breeze Hut’ offers a serene vantage point for panoramic views of the North Yorkshire landscape. For the active, a full-sized, secure all-weather tennis court is situated within the grounds.

The property’s utility is further enhanced by an impressive suite of outbuildings, including a vast 4,000 sq. ft. barn, a workshop, a polytunnel, a gardener’s store, and a triple garage.

Location

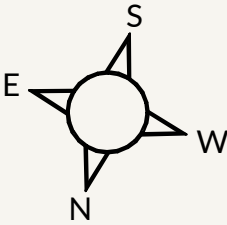
Leys Farm enjoys a peaceful setting within easy reach of Topcliffe and the market town of Thirsk. Topcliffe is highly regarded for its vibrant community spirit and local amenities, including a doctor’s surgery, traditional public house, and scenic riverside walks. Nearby Thirsk and the medieval cathedral city of Ripon provide a wealth of high-end shopping, leisure, and professional services.

The region is a haven for sporting enthusiasts, with Ripon Racecourse and numerous championship golf courses nearby. Educational opportunities are exceptional, with access to renowned state schools and prestigious independent institutions including Queen Mary’s, Cundall Manor, Queen Ethelburga’s College, and The Duchy College.

Communications links are excellent: the nearby A1(M) gives easy access to both the north and south of the country and the national motorway network, as do the excellent links from Thirsk train station with its regular services to London Kings Cross in a little over two hours.

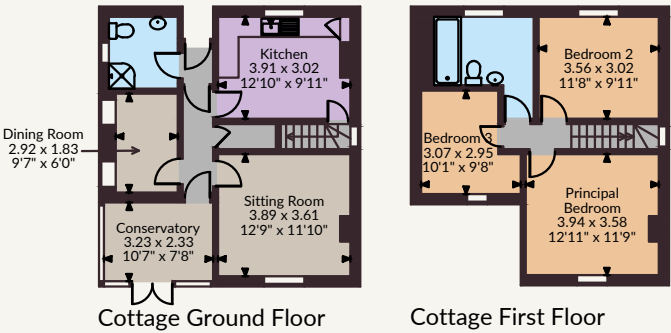
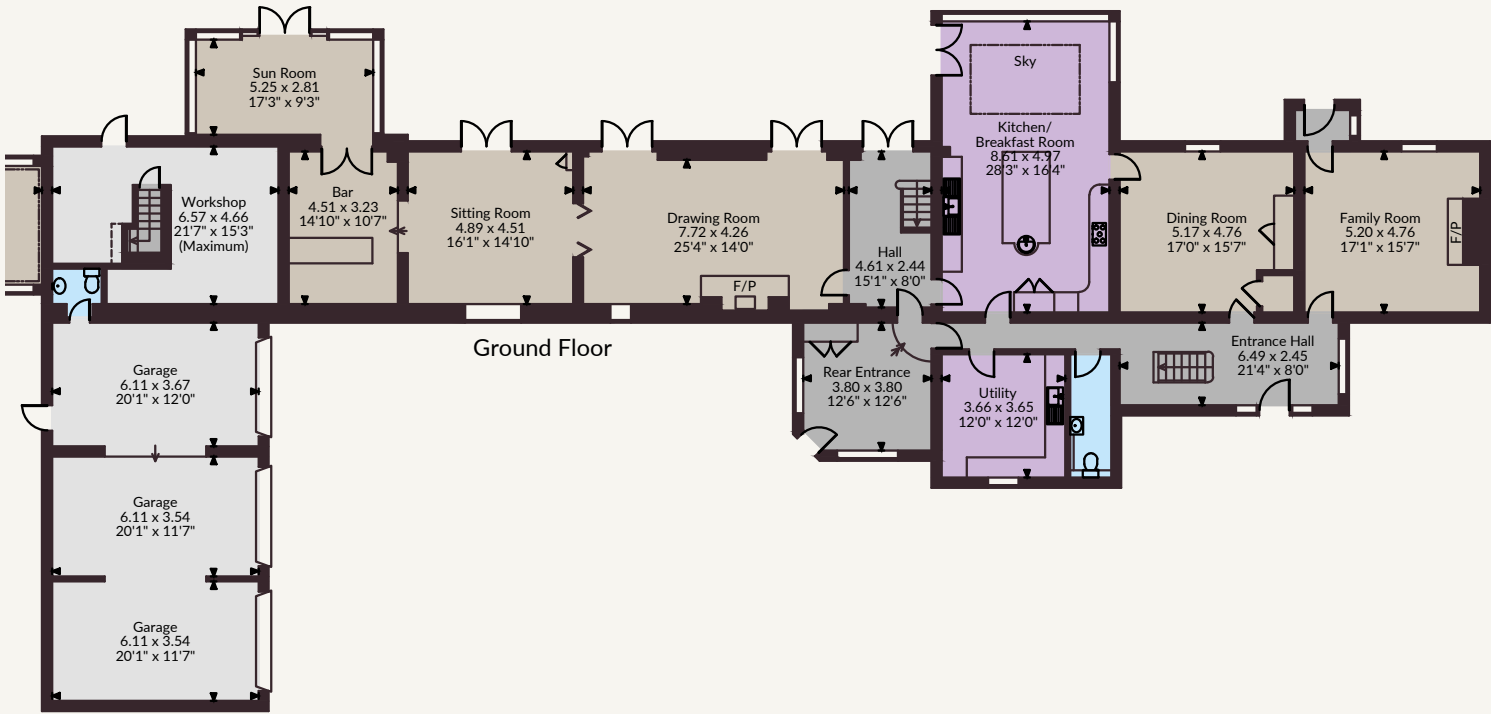
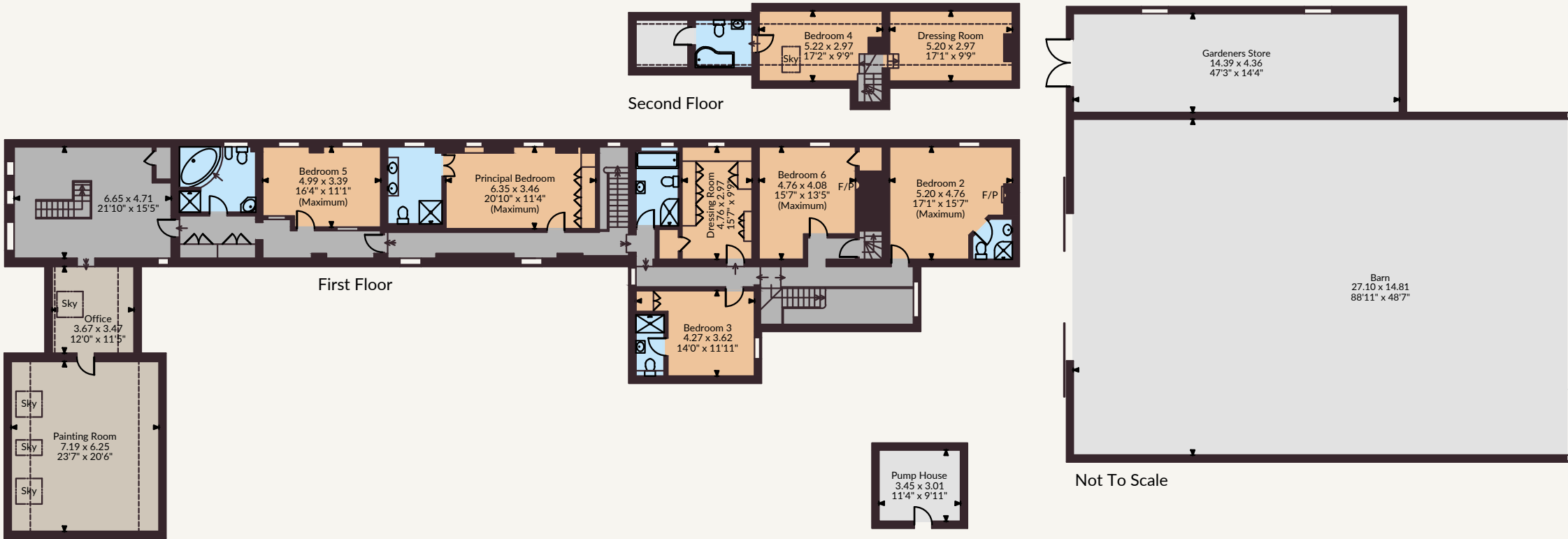


m, Station Road, Topcliffe
use internal area 6,611 sq ft (614 sq m)
nternal area 762 sq ft (71 sq m)
ings internal area 5,154 sq ft (479 sq m)
internal area 1,053 sq ft (98 sq m)
ernal area 13,580 sq ft (1,262 sq m)



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General
Local Authority: North Yorkshire County Council
Services: Oil central heating, mains electricity, private water supply (borehole), private drainage (we believe the tank will not to be current regulations). Solar panels.
Council Tax: Band G
EPC Rating: Main house D | Cottage E
Tenure: Freehold
Mobile phone coverage: Information can be found here <https://checker.ofcom.org.uk/>



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ion & size of doors, windows, appliances and other features are approximate only.
Denotes restricted head height
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