

...your home is where our heart is



Ingramgate
, Thirsk, YO7 1DD
£1,200,000



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Ingramgate

, Thirsk, YO7 1DD

STYLE - Splendid Period Family Home Dating Back to 1890
HIGHLIGHTS - Nestled within 1.5 acres of meticulously maintained private gardens, Once the home of explorer and author John Blashford Snell.
THREE WORDS - GRAND COUNTRY HOUSE

VICTORIAN ELEGANCE MEETS MODERN COMFORTS

Step into a world where timeless Victorian elegance meets modern-day comfort at Brook House, a splendid period family home dating back to 1890. Nestled within 1.5 acres of meticulously maintained private gardens, this stunning property offers open views across serene fields while being just a five-minute stroll from the bustling market town of Thirsk.

The present owners have lived here since the late 90's and have lovingly completed an extensive program of sympathetic refurbishment, returning this stunning house to its former glory creating a wonderful family home.

With just under 3000 sq. ft of internal living and boasting a many original features, including a beautiful, tiled hallway, impressive stained glass feature windows and many more. Externally the large bay windows make it light and airy, and the coloured brickwork and ornate trim is a nod to the era.

GROUND FLOOR: A GRAND WELCOME

As you enter through the stained-glass vestibule door, the hallway greets you with hues of reds, greens, and blues, setting the tone for the grandeur that follows. High ceilings, corning, picture rails, sash windows, and period fireplaces abound, creating an atmosphere of refined elegance. The bespoke kitchen, complete with an Aga, stairs leads to a hobby room or double bedroom, once the servant's quarters. The grand dining room, featuring a stunning fireplace and French doors to the gardens, flows seamlessly into the family room. The sitting room, with its lovely bay window, offers abundant light and garden views. A bathroom, generous utility room, and numerous original built-in cupboards complete this level.

There is a super additional entrance space which leads to the kitchen and hallway, also providing access to the outbuildings. This space has been used for children's parties, entertaining and summer BBQs on a rainy afternoon!





FIRST FLOOR: SPACIOUS AND LIGHT FILLED

The impressive Victorian turnaround staircase, adorned with a feature-stained glass window, leads to three large double bedrooms, each bathed in natural light and offering lovely views.

THE GROUNDS: A GARDENERS PARADISE

The meticulously maintained Gardens frame the house beautifully. Mature trees underplanted with herbaceous perennials in well-stocked borders bring abundant wildlife and bird song.

The gardens are a true delight, with mature trees, well-stocked borders, and an abundance of wildlife. An orchard boasts Bramley apples, eating apples, and pears, while the kitchen garden offers a bounty of fruit and vegetables. A hen house and run, a lawned area perfect for parties, and a stream bordering the side add to the charm. The double garage with storage above, outbuildings including a tool shed, WC, boiler house with log store, and a solarium ideal for keen gardeners complete the outdoor space.

MODERN CONVENIENCES

Brook House is equipped with oil-fired central heating, hot water, and an Aga, with a new oil tank fitted in 2022. A wood-burning stove and a two-year-old solar power ground-based panel system (4kw) generating approximately 3000 units per annum ensure modern comfort. Portable solar panels add to the property's eco-friendly credentials.

A PIECE OF HISTORY

Once the home of explorer and author John Blashford Snell.

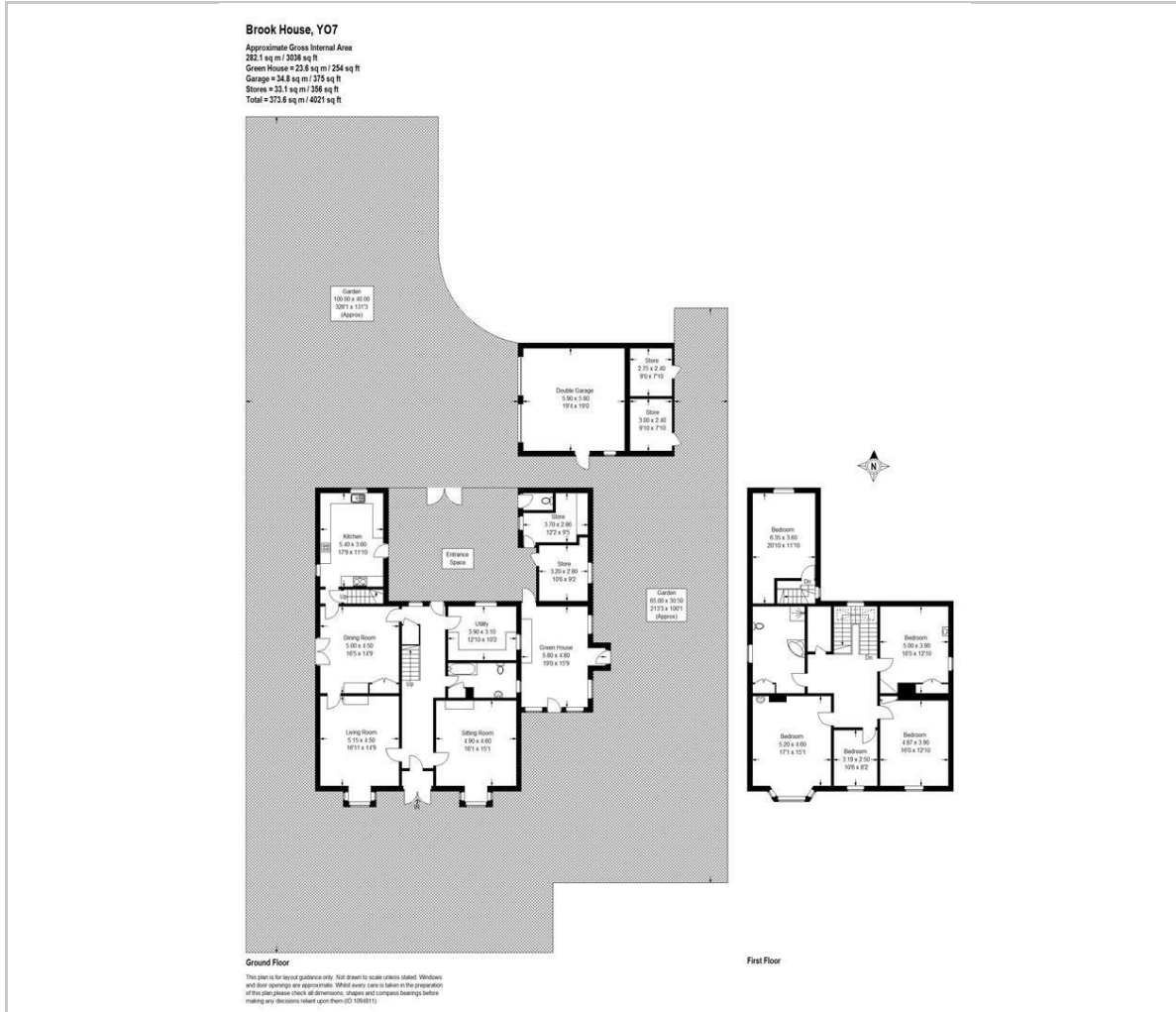
DON'T MISS OUT

This is a rare opportunity to own a piece of history, offering character, space, and a superb location. Contact Emsley Mavor Estate Agents on 01347823579 to arrange a viewing or for further information.

SERVICES/ADDITIONAL INFORMATION

- Oil Fired Central Heating
- Freehold
- Council Tax Band: D
- Thirsk station to King's Cross 2hrs 20 minutes. Driving time to Middlesborough 30 minutes, York 40 minutes

Floor Plan



Viewing

Please contact our Emsley Mavor Estate Agents Office on 01347823579 if you wish to arrange a viewing appointment for this property or require further information.

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1 Tollbooth Building Market Place, Easingwold, North Yorkshire, YO61 3AB
 Tel: 01347823579 Email: info@emsleymavor.co.uk http://emsleymavor.co.uk

Area Map



Energy Efficiency Graph

