



RYMERS MILL

Main Street | Ampleforth | York | YO62 4DA



HEWETSON & JOHNSON

THE PROPERTY CONSISTS OF:

- Hallway With Staircase • Reception Hall With Principal Staircase • Drawing Room
- Dining Room • • Study • Kitchen And Breakfast Room • Utility Room • 5 Bedrooms
- Dressing Room • 3 Bathrooms • Attic • Range Of Outbuildings • Garaging • Driveway
- Rear Garden

LOCATION

Ampleforth is a busy village with excellent facilities, on the fringes of the North York Moors National Park and the Howardian Hills Area of Outstanding Natural Beauty. The village has a shop with a post office counter, cafe, a doctors’ surgery and two pubs.

Ampleforth College is a 0.75 miles walk to the east. There are 2 primary schools, and the village is within the catchment for Ryedale, an “Outstanding” secondary school (Ofsted 2012).

Helmsley is the nearest market town (4.2 miles), with excellent local shops including clothes stores, delicatessens, restaurants, and hotels. In addition, there is an arts centre showing films and plays as well as hosting exhibitions and concerts. Thirsk has more extensive amenities including a racecourse and train station with direct services to London and Leeds.

The City of York is 20 miles to the south, with museums, galleries and theaters. York has several shopping parks including Vanguard with a flagship Marks and Spencer. Its station has regular services across the country including London in under 2 hours.

THE HOUSE

Rymers Mill is a fabulous home of great character, situated on the edge of Ampleforth village. It was originally a working mill, dating from the mid-18th century. The current owners have comprehensively restored and renovated the mill in recent years. Situated on the edge of the village the house is surprisingly private and there are lovely southerly views.

The Ground floor has three bright reception rooms overlooking the garden. The interior benefits from a wealth of architectural features including stone flagged floors, fireplaces and timber ceilings with original beams.

A bespoke fitted kitchen includes an AGA, butler’s sink and integrated appliances. This in turn opens into the breakfast room.

On the first floor there are five charming bedrooms and three bathrooms. The master bedroom has an adjacent bathroom and a dressing room with an en suite bathroom. There is a second bedroom with an en suite bathroom set apart from the other bedrooms, making it ideal for guests, with its own staircase. In addition, there is an attic room providing excellent storage space.

There is a useful range of attached outbuildings that could be converted to a number of uses subject to any necessary consents. Currently they are used for garaging, a workshop and stores.

OUTSIDE

The house is accessed from a side lane, through gates where there is a gravelled parking area and access to the garages. There is also a pedestrian gate which leads onto the main street.

There is a wonderful south facing flagged terrace across the front of the house with a seating area and steps down to the terraced garden. The borders have been beautifully stocked.



TENURE

Freehold

SERVICES

Mains electricity, mains drainage and oil-fired central heating (some first floor rooms have storage heaters).

LOCAL AUTHORITY

North Yorkshire Council.
Tax Band G.

EPC

Rated E



“This is such an appealing home; it has a feel to it that is beyond words. The proportions are just right and there is a flow to the house that feels natural and is bathed in light.”

Ben Pridden









Rymers Mill, East End, Ampleforth, York, YO62 4DA

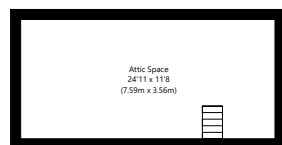
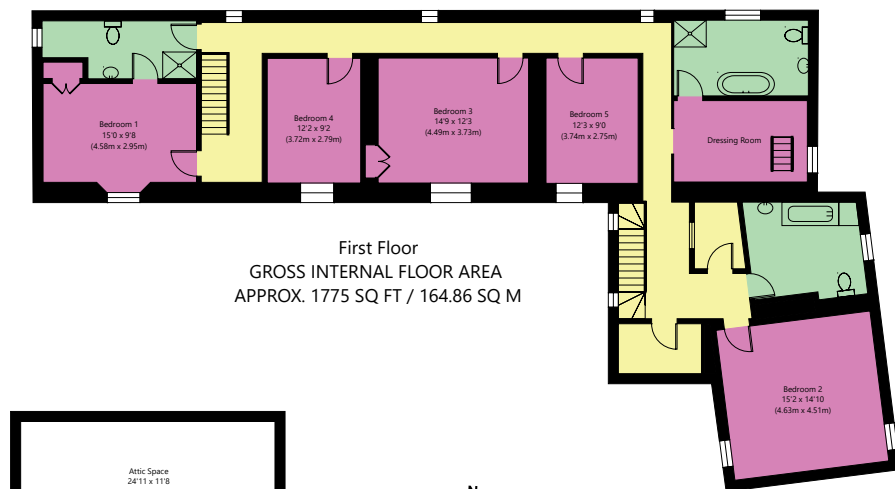
Photography - Most the photography was taken in the summer of 2024, with some additional shots taken in April 2025

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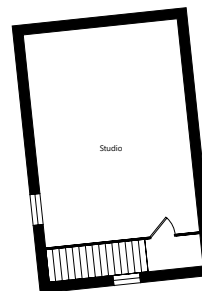
Ground Floor - (Excluding Outbuildings)
GROSS INTERNAL FLOOR AREA
APPROX. 1769 SQ FT / 164.32 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1775 SQ FT / 164.86 SQ M



Second Floor



First Floor

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 3544 SQ FT / 329.18 SQ M - (Excluding Outbuildings and Attic Space)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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