



HILL TOP FARM
Sproxton, Nr Helmsley



HILLTOP FARM

MAIN STREET, SPROXTON, HELMSLEY YO62 5EF

A PARTICULARLY ATTRACTIVE FOUR BEDROOM DETACHED FARMHOUSE ENJOYING AN ENVIABLE ELEVATED POSITION WITH PANORAMIC SOUTHERLY VIEWS, CLOSE TO HELMSLEY IN THE HEART OF NORTH YORKSHIRE

Accommodation

Central reception hall • Sitting room • Dining room • Study • Cloaks/wc
Breakfast kitchen • Main bedroom • Guest bedroom • Two further bedrooms
House Shower Room • Separate WC

Externally

Large double garage • Gravel driveway and ample parking
Established gardens and lawn • Paddock

In all around 2 acres (further grassland available by separate negotiation)



GSC GRAYS

PROPERTY • ESTATES • LAND

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Tel: 01524 880320

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Tel: 0191 303 9540

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Tel: 01748 829217



Situation

The setting of Hill Top Farm is superb within the Howardian Hills National Landscape (AONB) and close to the southern edge of the North York Moors National Park. Sproxton is a village noted for its individual homes and convenience being five minutes' drive from the extensive facilities in the picturesque town of Helmsley, widely regarded as one of the most desirable locations to live in Yorkshire. There is an array of wider attractions in the area including award-winning restaurants, schooling options both state and private, and other notable landmarks including Duncombe Park and the White Horse at Kilburn to mention but a few. Thirsk lies some 13 miles to the west with connections to the East Coast mainline rail service and the A168/A19 linking to Teeside, West Yorkshire and further afield. Malton and York are 15 and 26 miles respectively.

Description

There is immediate sense of arrival at Hill Top with the private driveway opening to a wide gravel parking and turning area, at which point the enticing setting soon becomes apparent. With attractive elevations and being double fronted to the southern side, the nicely proportioned four bedroom living accommodation is complimented by the two good sized reception rooms and breakfast kitchen. There is also a study with a useful cloaks/wc off .

Currently extending to a floor area of some 1700 square feet and highly desirable as existing, the property would readily suit further enhancement, as well as extension to suit personal choice, subject to appropriate consents.

Externally, the garden and grounds are orientated to the southerly aspect and views, with a wide level lawned area immediately adjacent to the house, being screened by hedging from the paddock. Overall Hill Top Farm stands in some 2 acres. Further grassland to the south of just over 8 acres is available by separate negotiation.



Additional information

Tenure

Freehold with vacant possession on completion.

Services

Mains water, drainage and electricity are installed. Heating is oil fired.

Local Authority

North Yorkshire Council



Council Tax

Band: F

Agents Note

The traditional adjacent barns to the west are currently being converted to two high specification individual dwellings with separate access.

Easement and rights of way

The property is sold subject to and with the benefit of all existing wayleaves, easements, and rights of way, public and private, whether specifically mentioned or not.

What3words:

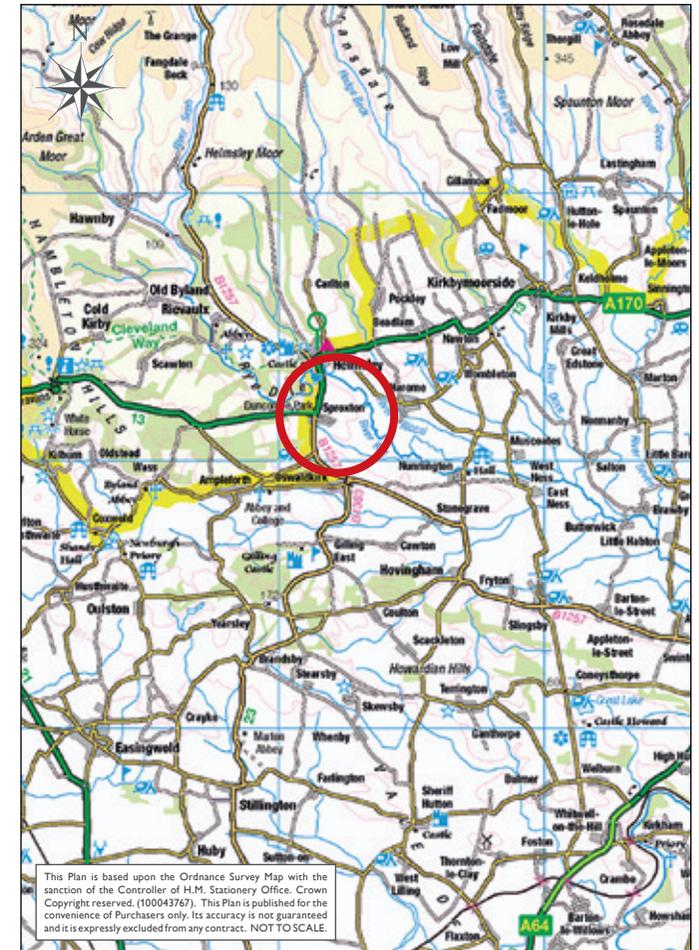
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Directions

Proceed out of Helmsley towards Thirsk on the A170 for approximately 1.5 miles, then on the bend, bear left on to the B1257, and then immediately left again, after the church onto Main Street with the driveway to Hill Top Farm then to the right.

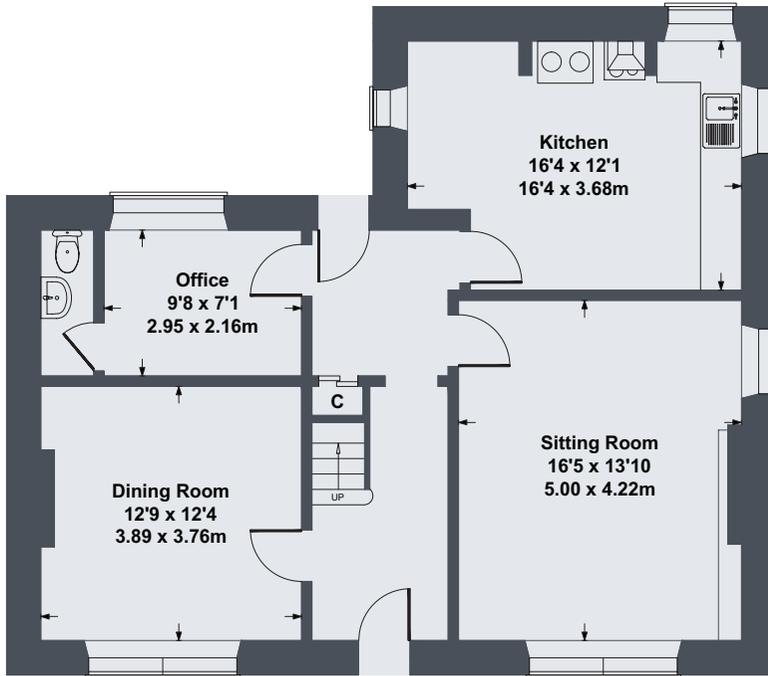
Viewing arrangements

Strictly by appointment through the selling agents GSC Grays
T - 01423 590500 E- tajw@gscgrays.co.uk

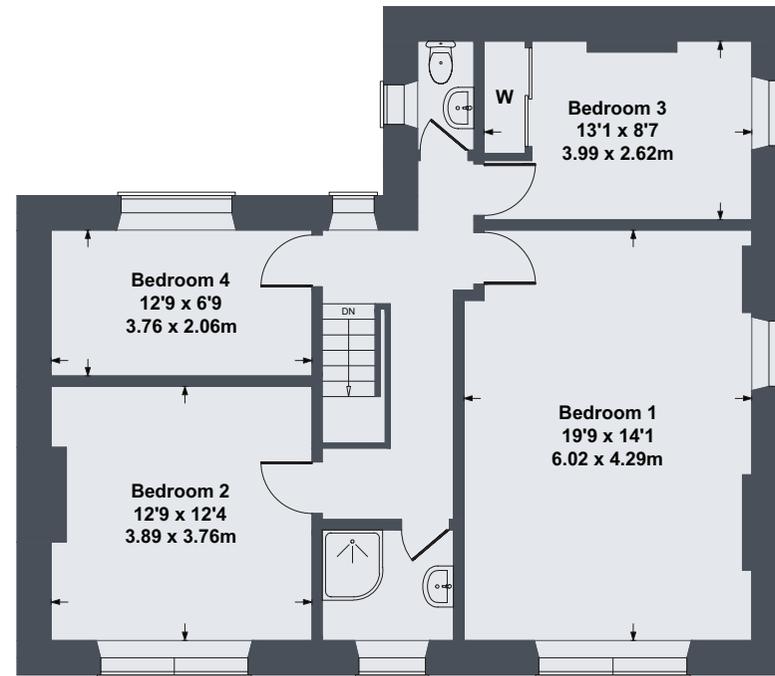


Hill Top Fram, Sproxtton

Approximate Gross Internal Area
1664 sq ft - 155 sq m



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by **Potterplans Ltd. 2025**

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	77
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	7
Not energy efficient - higher running costs	

DISCLAIMER NOTICE:

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6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: May 2025

Photographs taken: May 2025