



ORCHARD HOUSE

Thimbleby



GSC GRAYS

PROPERTY • ESTATES • LAND

ORCHARD HOUSE

THIMBLEBY, DL6 3PY

Thirsk – 9.7 miles, Northallerton – 6.2 miles,
Osmotherley – 1.5 miles, Yarm – 12.7 miles
(distances approximate)

A FANTASTIC 4 BEDROOM TRADITIONAL STYLE VILLAGE HOME, WITH SUPERB EQUESTRIAN FACILITIES POSITIONED IN THE SOUGHT AFTER VILLAGE OF THIMBLEBY

Orchard house has been a much loved family home for generations, constructed in 1984, and the current owners moved in in 1994. The property is perfect for families and offers 4 bedroom accommodation which has been well maintained over the current owners tenure.

The major selling point is most definitely the outside space. Perfect for Equestrians, the property offers stabling for numerous horses, Menage and 2 grazing fields totalling some 3.72 acres. There are formal gardens, front and rear, and the property would now benefit from some basic cosmetic updating.



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Orchard House

Timber panelled entrance door leads to entrance vestibule with attractive arched window to the front and cornicing to the ceiling. Timber panelled flooring leads through reception hall with sash window to the front elevation, cornicing and central ceiling rose. Through archway to inner hall with staircase off, door through to cloakroom/wc with low flush wc and attractive wash hand basin set in antique vanity unit. Sitting room with feature timber fire surround with inset cast-iron dog grate and open fire. Ornate cornicing and two central ceiling roses.

Double doors lead to large sunroom with terracotta tiled flooring, windows to three sides with fabulous views over the rear garden and French doors leading to a paved patio area. Double French doors lead back into the dining room with polished timber flooring, ornate cornicing, ceiling rose and serving hatch leading to kitchen. Door to open plan living-dining-kitchen with timber flooring, feature Inglenook fireplace with large woodburning stove and brick hearth. Centre island, kitchen area with range of modern wall and floor mounted units with granite worktop over and inset induction electric hob and double electric oven and a integrated dishwasher. This lovely room has windows to two elevations. Door leads through to the useful utility room with tiled flooring, plumbing for automatic washing machine and dryer and through to the fabulous Parker Oak bespoke sun/garden room with bi-fold doors leading to the block paved driveway. This is a multi-functional room and could equally be used as a playroom.

The stairs from the inner hall lead to the first floor. There is a half landing with attractive arched sash window to the rear overlooking the garden and the Menage beyond. The master bedroom is to the front of the property and has a range of wardrobes and leads to the ensuite shower room. There are three further bedrooms and the house bathroom with panelled bath, separate shower cubicle, low flush wc and wash hand basin with a vanity unit.



Outside

The property is approached through stone pillars and double timber gates. There is an attractive sweeping block-paved driveway which leads past the front of the property through electric gates to a further parking area. The lawned garden to the front is the particular feature of the property with a number of mature trees and beech hedge boundary offering a high degree of privacy. There are mature borders to the right hand side of the drive and a small ornamental pond area. Off the side driveway which offers parking for numerous vehicles, is a large detached double garage with up and over door, to the side of the garage is a covered bin store.

The rear garden is an absolute delight mainly laid to lawn with mature trees and shrubs with summer house, steps down to a further lawned terrace and a number of paved patio areas. To the side of the rear formal garden and built into the stone building housing the stables, grooms annex and store, is a useful garden implement storage room. To the rear of the block-paved area, there is access to what was once an office, but could equally be converted to a Granny flat. It consists of an inner hall, leading to cloakroom/wc, sitting room/office and Paddle staircase leading to what was once used as a bedroom space with Velux windows to the side elevations.

A five-bar timber gate leads through to the equestrian element of the property. To the right are two large stables built into the stone construction with pantile roof. There is a doorway to the tack room/feed room with Belfast sink and staircase leading to a further loft area/feedstore. Beyond the two stables is a further timber purpose-built stable block housing three stables and a foaling box, a timber five-bar gate leads past a pole barn suitable for storing hay or vehicles. Beyond this is the fantastic Menage. The Menage which is approximately 20x40 metres. Beyond the Menage is an enclosed chicken run and hen hut. Grazing surrounds the Menage and leads to two good sized fields with water, these could easily be sectioned into smaller paddocks for controlled grazing and have beautiful views over towards Osmotherley and beyond.







Situation and Amenities

Orchard House is positioned in the highly sought after village of Thimbleby, a short drive away from A19. Amenities can be found close by in Osmotherley, Northallerton, Thirsk, Yarm and Stokesley and large centres at Teesside and York. The main East Coast rail services to London and Kings Cross can be accessed from the railway stations at Northallerton and Thirsk.

A picture postcard village located close to the Cleveland Hills and the Cleveland Way National Trail. Orchard House is located in the rural hamlet of Thimbleby, located on the Western edge of the North York Moors National Park, just over a mile from the popular walkers' village of Osmotherley which has a range of amenities including renowned pubs, cafes and local independent shops and also within easy reach of the market towns of Northallerton and Thirsk. Both towns have railways stations offering services to London. The property lies just a short drive from the A19 connecting the historic city of York and is 12 miles from the A1M and 17 miles from Teesside International Airport.

For the Equestrian, there is fabulous hacking directly from the front gate.

The Appeal of our Home – The Owners Insight

Orchard House has been a much-loved family home where we have had many happy times. The equestrian element was developed with our children in mind who were both keen pony club members and then progressed to eventing. We loved having the horses and ponies on the doorstep and made the most of the fabulous location of the village and its accessibility- both for hacking but also for travelling further afield.

Services and other Information

Oil fired central heating, Mains electricity, water and drainage.

Rights of Way, Wayleaves and Easements

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.

Local Authority

North Yorkshire County Council.

Council Tax

Band G

EPC

Rating D

Fixtures and Fittings

Unless specifically mentioned within these sale particulars, only fitted carpets are included in the sale. All objects of statuary, chattels, furniture, furnishings, wall hangings, display cases, light fittings and garden ornaments are specifically excluded from the sale although some items may be available by separate negotiation.

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Viewings

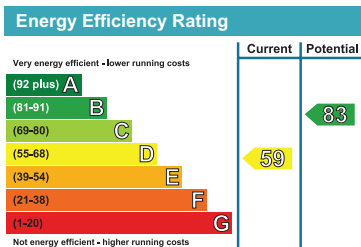
Strictly by appointment with GSC Grays - T: 01423 590500



Approx. Gross Internal Floor Area 2559 sq. ft / 237.73 sq. m (Excluding Garage/Outbuilding)

Illustration for identification purposes only, measurements are approximate, not to scale.

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Particulars written: May 2025

Photographs taken: May 2025