



SWIFTHOLME
Holme on Swale, Thirsk



SWIFTHOLME

HOLME ON SWALE, THIRSK, YO7 4JE

Thirsk 7 miles, Northallerton 12.7 miles, York 31 miles
(distances are approximate)

A FANTASTIC, DETACHED HOUSE IN THE PEACEFUL VILLAGE
OF HOLME ON SWALE WHICH HAS BEEN EXTENSIVELY
REFURBISHED AND EXTENDED TO CREATE UNIQUE
WELL-PROPORTIONED ACCOMMODATION WHICH WOULD
BE PERFECT FOR MULTI-GENERATIONAL BUYERS.

Accommodation

Reception Hall • Inner Hall • Lounge • Dining Kitchen • Cinema/Garden Room
Guest Bedroom/Hobby Room • Bathroom • Utility Room • WC • Guest Bedroom
with Ensuite Shower Room • Three Further Bedrooms • House Bathroom

Externally

Gardens to Front • Driveway • Double Garage • Rear Garden • Paved Patio



GSC GRAYS

PROPERTY • ESTATES • LAND

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Barnard Castle
Tel: 01833 637000

Kirkby Lonsdale
Tel: 01524 880320

Chester-le-Street
Tel: 0191 303 9540

Richmond
Tel: 01748 829217



Accommodation

A fabulous family sized property that has been skilfully remodelled to create a home of two halves which manages to blend seamlessly the contemporary modern extension with the more traditional original home. The beautiful accommodation briefly comprises reception hall, inner hall, lounge, dining kitchen, cinema/garden room, guest bedroom/hobby room, bathroom, utility room, w.c. guest bedroom with ensuite shower room, three further bedrooms and the house bathroom.

Outside

The property is accessed through double electric gates and these lead to the gravelled driveway and parking for numerous vehicles and leads to the integrated double garage. To the front of the property are lawned gardens with delightful mature borders. The rear gardens are a particular feature and back onto open countryside. There is a large patio area accessed from two sets of bifold doors in two rooms off the extension. This is a super west facing spot and perfect for early evening entertaining.



Situation and Amenities

Situated in the rural hamlet of Holme on Swale between the market towns of Ripon & Thirsk, both having a wide choice of shops including a number of supermarkets and weekly markets. There is a good public transport service from Ripon and Thirsk connecting to Leeds, Harrogate and York. A variety of leisure and sporting activities are on offer including a golf course in Ripon, rugby, cricket and football clubs and racecourses. Local schools, including the highly rated Ripon Grammar School, shops and leisure facilities are all available within the surrounding area.

For the commuter, situated two miles away there is access to the A19, A1/M and arterial roads leading to the larger commercial areas of Leeds Teesside, York and Harrogate. The property is located far enough away that the A1 cannot be heard but close enough to be in some towns and cities within 30 minutes. The main East Coast railway line stops approximately five miles away at Carlton Miniott (Thirsk Station), with direct links to London Kings Cross.

Services and other Information

Mains Electricity, Water and Drainage Oil Fired Central Heating. There is underfloor heating to the ground floor extension.

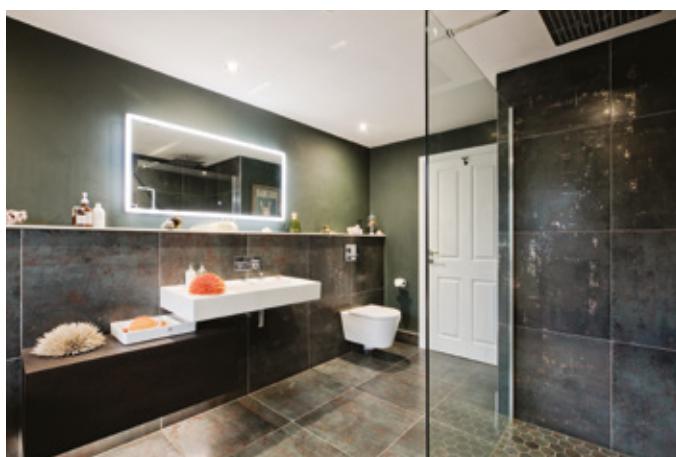
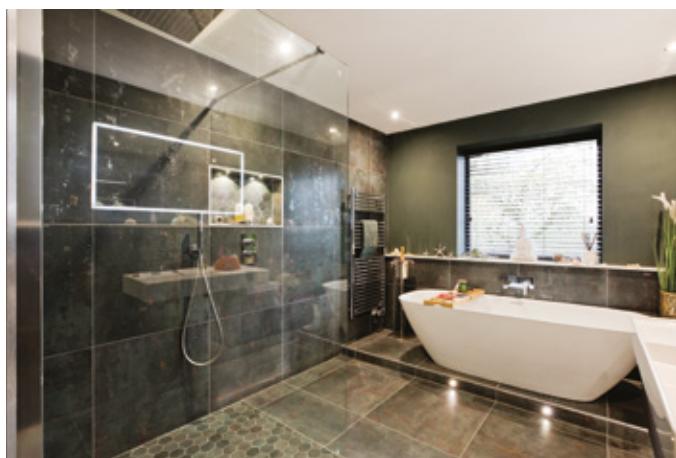
Local Authority and Council Tax Band

North Yorkshire County Council – Band F

EPC

Rated 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.

Rights of Way, Wayleaves and Easements

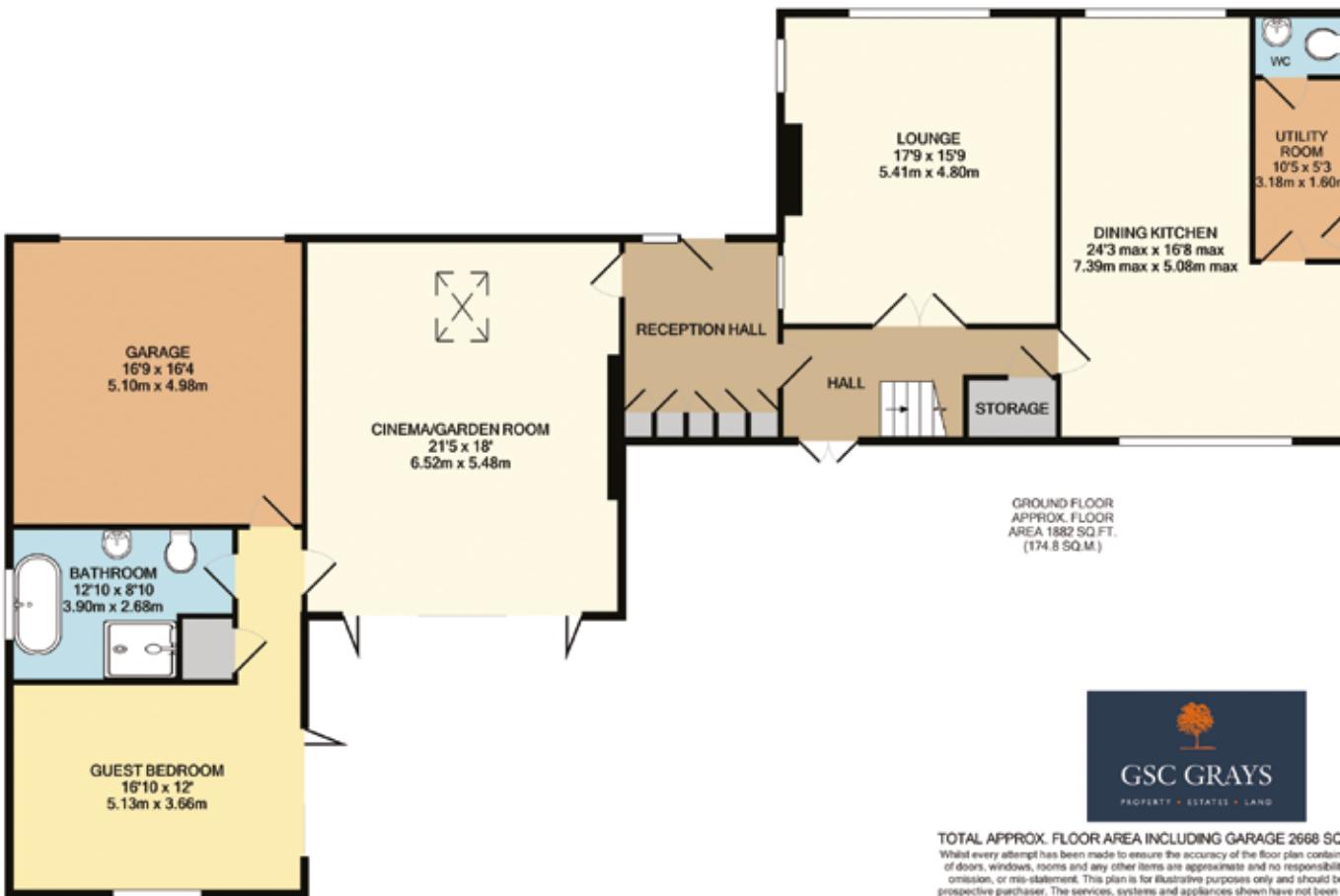
The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way, public and private whether specifically mentioned or not.

What3Words

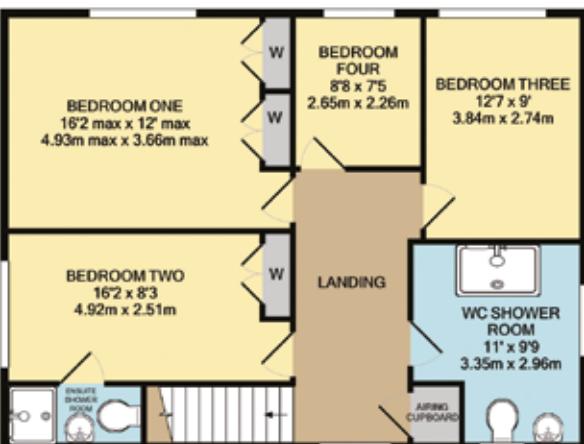
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Viewings

Strictly by appointment with GSC Grays 01423 590500.



TOTAL APPROX. FLOOR AREA INCLUDING GARAGE 2668 SQ.FT. (247.9 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the measurements contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		62	71

DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: November 2025

Photographs taken: November 2025