



The Old Vicarage, Topcliffe, Thirsk





An **elegant Grade II listed** six bedroom detached Georgian property with later additions, set in large gardens and with a range of useful outbuildings and views over the North Yorkshire countryside.

Summary of accommodation

Ground floor: Reception hall | Cloakroom | WC | Drawing room | Dining room | Sitting room | Library/snug | Kitchen/dining room
Boot room | Pantry | WC

First floor: Principal bedroom with dressing room and en suite bathroom | Guest bedroom with en suite bathroom | Four further bedrooms
Family bathroom

Distances

Thirsk 5.5 miles, Ripon 8 miles, Northallerton 14 miles, Harrogate 22 miles, York 22 miles
(All distances are approximate)



Knight Frank Yorkshire
Oakwood Business Centre
Fountains Road, Bishop Thornton
Harrogate, HG3 3BF
knightfrank.co.uk

Melissa Lines
01904 948451
melissa.lines@knightfrank.com



Location

The Old Vicarage is an elegant Grade II listed detached property which sits in well-kept landscaped gardens, enjoying views across the stunning North Yorkshire countryside.

Topcliffe is a desirable village with many facilities including a Church, Pub, Village Shop and Primary school. The nearby market towns of Thirsk, Ripon and Northallerton offer a more comprehensive range of leisure and shopping facilities.

The property is ideally located for the commuter, with the A1 (M) and A19 within easy reach for regional communications. There is a regular rail service to London Kings Cross with stations at Thirsk and Northallerton.

The property

The Old Vicarage is an elegant and beautifully presented Georgian period property which was later extended in the Victorian era to create a well-proportioned family home extending to over 4,800 sq ft. The property has been upgraded in recent years and retains many original period features.

A large reception hall is accessed through the original part glazed door, opening into a large central area; a walk-in cloakroom and WC leading off to the left of the hall, and a cosy library/snug is fitted with an excellent range of fitted bookcases and a period stone fireplace with wood burning stove, there is a useful store room/small office leading off. The sitting room is a pleasant room with windows overlooking the front gardens and a period fireplace.

The drawing room is a most attractive room with a dual aspect and enjoying views across the gardens, original panelling, partly-hand-painted wallpaper, wooden shutters, shaped cornicing, fireplace with cast iron inset and hearth, and open fire. A part glazed door leads into the rear gardens. The dining room is a large, impressive reception room ideal for entertaining with two large sash windows overlooking the beautiful gardens, shaped cornicing to the ceiling, dado rail and period fireplace with inset and hearth and open fire.





The real hub of the home is, without doubt, this well-appointed dining family kitchen with a vaulted ceiling, fitted with an excellent range of bespoke hand-painted wooden units with inset Belfast style sink and granite worksurfaces, five oven electric AGA with attractive tiled splashback and extractor hood, induction hob, electric double oven, integrated dishwasher, space for free standing fridge/freezer, large central island with timber worksurface and fitted storage seating, there is a ceramic tiled floor and walk-in pantry (this currently houses an electric lift) a useful and well-equipped utility room leads off, there is ample space for table and chairs, and there are doors leading into the rear gardens. A rear hall with a boot room, boiler room, and WC complete the ground floor.

To the first floor, an open spindle and baluster staircase leads to a half landing with a large feature window and return stairs leading to the main landing. The principal bedroom suite is generous in size and enjoys views across the gardens and countryside beyond; this spacious and well-appointed bedroom has a period fireplace with inset and hearth, two large picture windows allow the natural light to flood into this room, there is a walk in en suite shower room with double shower enclosure with mains fed shower, twin vanity wash hand basins with storage beneath, high-level WC and fitted storage cupboard, there is a walk-in dressing room with fitted

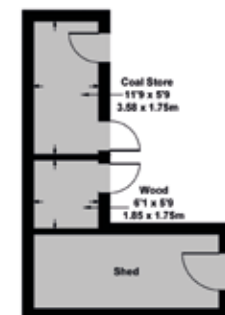


storage and access to the lift. The guest bedroom has attractive views over the front gardens and has a walk-in bathroom with a freestanding slipper bath with chrome shower mixer attachment; pedestal wash hand basin, low level WC and period fireplace. There are three further double bedrooms and a single bedroom/storage room. A family bathroom with panelled bath, freestanding shower enclosure, inset vanity wash hand basin and level WC.

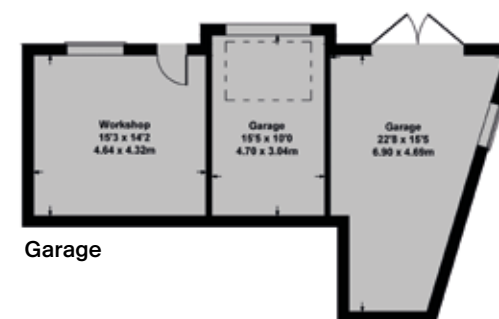


Approximate Gross Internal Floor Area
 House - 4854 sq ft - 451 sq m
 Garage - 646 sq ft - 60 sq m
 Outbuilding - 215 sq ft - 20 sq m
 Total - 5715 sq ft - 531 sq m

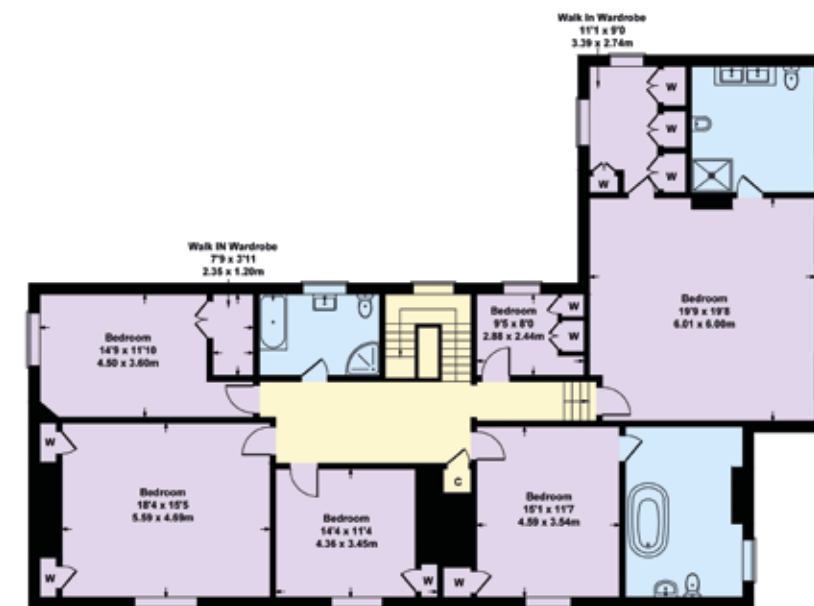
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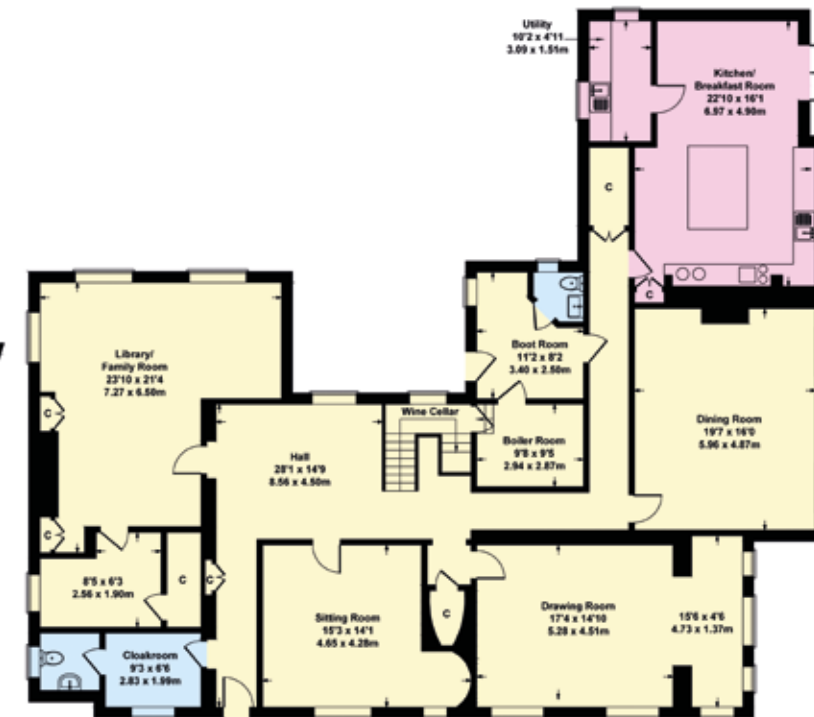
Outbuilding



Garage



First Floor



Ground Floor

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

Externally

The Old Vicarage is set amongst beautiful private gardens, predominantly laid to lawn and bordered with mature trees, box hedging and mature shrubs, maintaining privacy. The gardens have been carefully designed with an attractive rose garden, terracing, vegetable and fruit kitchen garden and large seating and entertaining areas such as the charming stone-flagged terrace, which leads out from the kitchen and is perfect for enjoying the breathtaking, far-reaching, peaceful countryside views.

The property is set back from the road and enjoys two separate gravel drive entrances with ample off-road parking. There is an excellent range of useful outbuildings which could offer potential for conversion (subject to the necessary consent).

Property information

Tenure: Freehold

Local Authority: Hambleton District Council

Council Tax: Band G

EPC Rating: D

Guide Price: £1,400,000



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Particulars dated November 2023. Photographs and videos dated November 2023.

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