



HAROME GRANGE

Harome, York, North Yorkshire



A SUBSTANTIAL FAMILY HOME

With an adjoining cottage and barns, set in 1.35 acres of land and offering stunning rural views, located near Helmsley.


7


5


5


C


1


1


1


1

1.35 acres

Local Authority: North Yorkshire Council
Council Tax Band: F
Tenure: Freehold
EPC Rating: Harome Grange C, Grange Cottage C
Services: Mains water and electricity, private drainage, wood pellet boilerfed by bulk hopper with back up oil boiler.

HAROME GRANGE

Skillfully converted in 2012 from traditional stone barns, the property features a magnificent family house which includes a guest annexe/cottage to the southern wing. It also includes significant barns and features an exceptional location in the Howardian Hills, elevated with panoramic views across wooded hills to the North York Moors.

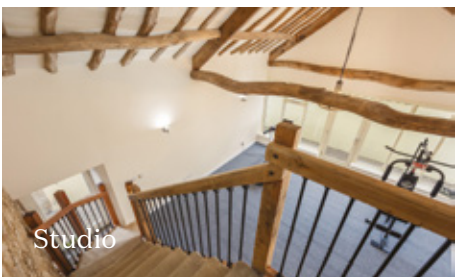
Harome Grange is over 200 years old and has been beautifully restored, retaining original roof trusses and ancient timbers. The former wheelhouse now serves as a spectacular kitchen/breakfast room with panoramic views, a vaulted ceiling, and underfloor heating. The spacious sitting room features a bespoke staircase, underfloor heating, and a wood-burning stove leading to a garden terrace. A beamed dining room with exposed stonework and a grand old barn provide additional versatile space.

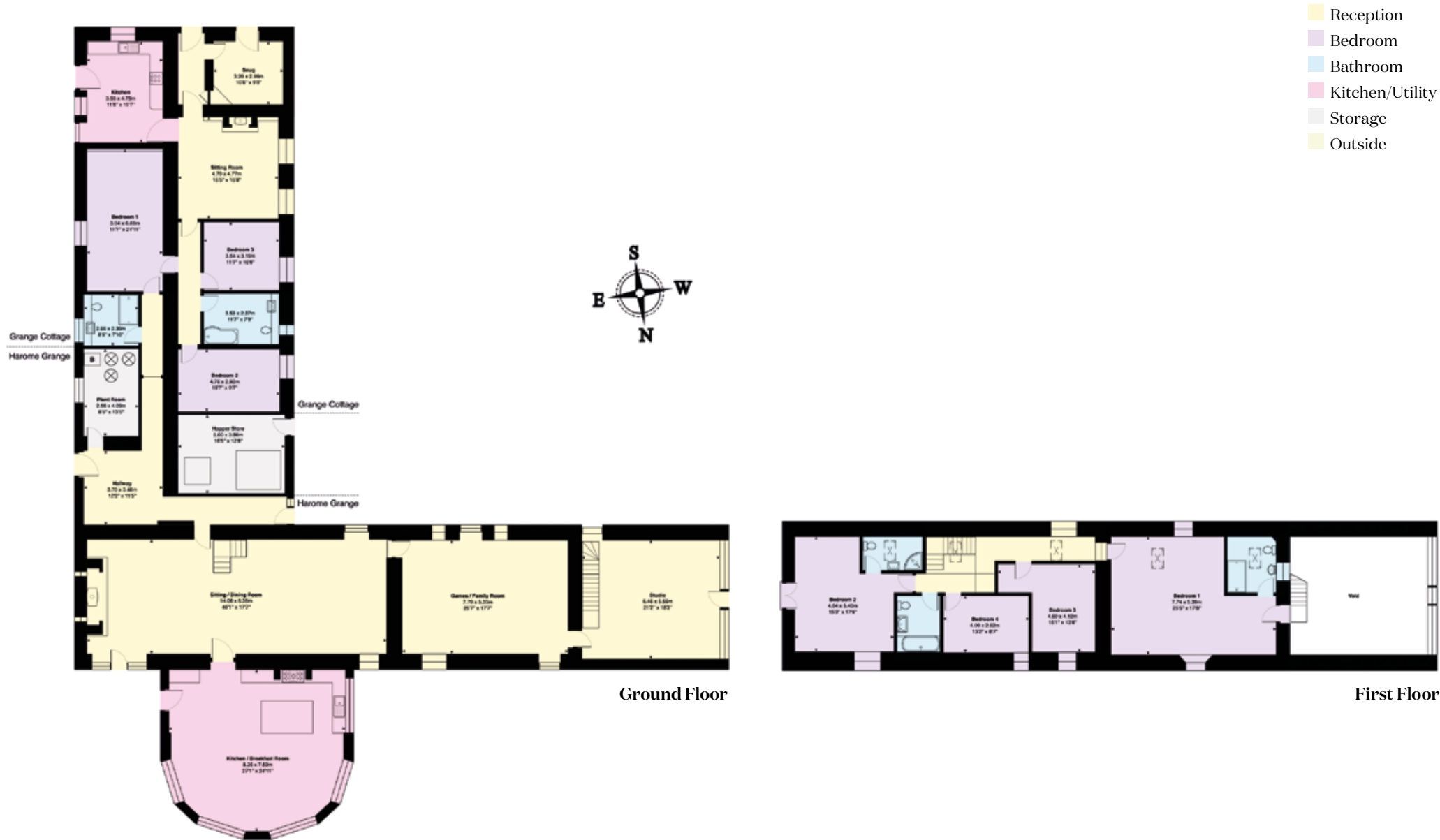






Upstairs, the principal bedroom suite offers stunning views and an en suite, whilst the further three bedrooms (with another en suite) and a contemporary bathroom, completes the house.





This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



THE ANNEXE/ GRANGE COTTAGE

The Annexe/Cottage, originally a cow house from the 1890s, features vaulted ceilings throughout to enhance space and light. Original barn details like exposed trusses, brickwork, old lintels, and wide cottage doors with ironmongery are preserved, with a stable door leading into a stone-flagged hallway. It offers two reception rooms: a snug with a south-facing door to a patio and a sitting room with a wood-burning stove and west-facing windows. The kitchen breakfast room is light-filled, with double-aspect windows, a door to the drive, and space for a dining table. The fitted kitchen includes integrated appliances, granite work surfaces, and a butler sink under a south-facing window. There are three double bedrooms, including a principal suite with a shower room, while the other two share a house bathroom.

The Annexe/Cottage offers flexibility in terms of either being integral to the main house, as further family accommodation, or as a separate guest suite. It has as an enclosed, grassed garden with post and rail fencing and stunning south-facing views. A large car park is adjacent to the garden, offering ample space for multiple vehicles.



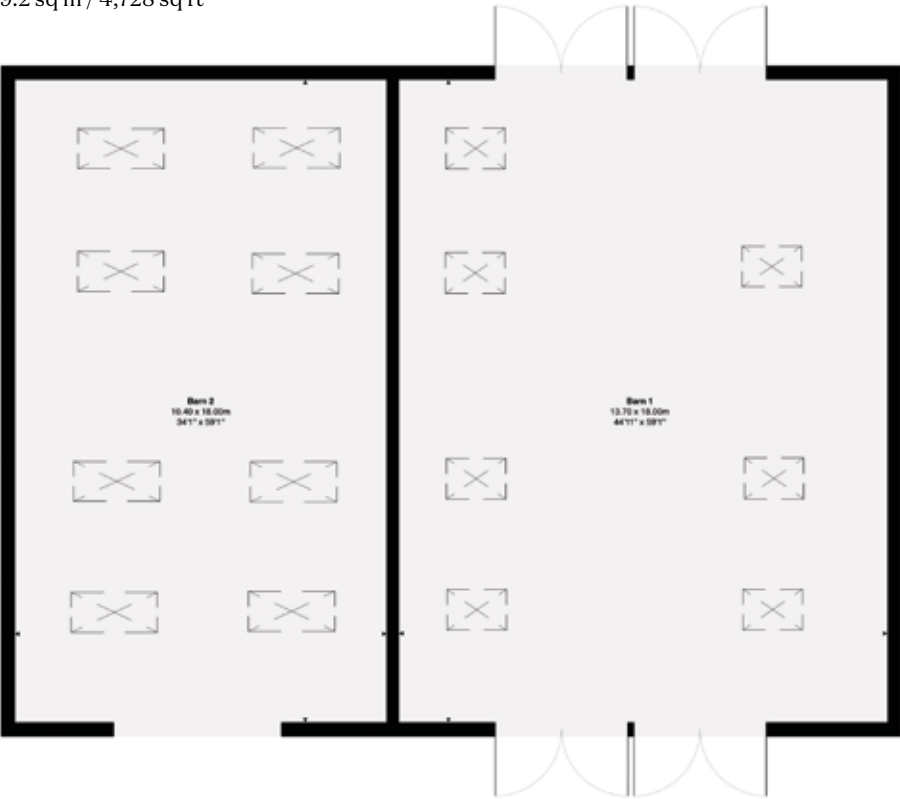
GARDENS AND GROUNDS

A private gravel drive leads through stone pillars and an avenue of trees to the car park near Grange Cottage. It continues past agricultural sheds to the main parking area at the rear of Harome Grange, which includes a turning area and ample parking. The main garden is mostly lawn, enclosed by mixed hedging with birch and willow trees, offering views of fields, woodland, and moorland. A paved patio by the stable door and a gravelled area near the house provide sheltered spots to relax.

There are two steel-framed barns on the eastern boundary, totalling over 4,700 sq ft. These offer significant storage space and potential for various business uses.



Approximate Gross Internal Area
Outbuildings: 439.2 sq m / 4,728 sq ft





LOCATION

Harome Grange is set in scenic countryside between Helmsley and the charming village of Harome, known for its thatched cottages, duck pond, parish church, and two fine dining hotels: the Michelin-starred Star Inn and the award-winning Pheasant Hotel. The property is well-connected, with easy access to York, the A19, and the A1(M). Excellent schools are nearby, and York is just 45 minutes south. Helmsley, a popular market town, offers a range of amenities, including delis, boutiques, restaurants, and an arts centre, plus a medieval castle, a walled garden, and the parklands of Duncombe Park Estate.

Distances

- Harome: ¾ mile
- Helmsley: 2 ½ miles
- Malton: 14 miles
- Thirsk: 16 miles
- York: 25 miles

Directions: Sat Nav: YO62 5HZ

VIEWING

Strictly by appointment. For further details, please contact Knight Frank, Yorkshire Office, Melissa Lines.



I would be delighted
to tell you more.

Melissa Lines
01904 948451
melissa.lines@knightfrank.com

Knight Frank Yorkshire
Oakwood Business Centre, Fountains Road
Bishop Thornton, Harrogate, HG3 3BF

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated March 2025. Photographs and videos dated March 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.