



HIGHWOOD HOUSE

Kirby Knowle, Thirsk, North Yorkshire



A MAGNIFICENT STONE-BUILT DETACHED HOUSE SET IN JUST UNDER 5 ACRES, WITH STUNNING PANORAMIC VIEWS ACROSS RURAL YORKSHIRE.

Summary of accommodation

Ground Floor: Reception hall | Cloakroom/W.C. | Drawing room | Sitting room | Dining room | Kitchen/breakfast room | Utility room | Games room

First Floor: Landing | Principal bedroom with en suite bathroom | Five further bedrooms | Two bathrooms

Distances: Thirsk 5 miles, York 29.5 miles, and Harrogate 33 miles
(All distances are approximate)

Guide Price: £1,600,000



SITUATION

This handsome property enjoys a prime setting adjacent to Kirby Knowle Castle and is within easy reach of Thirsk, Northallerton and York, with excellent road and rail links. The A19 and A1(M) motorways are easily accessible. Thirsk railway station is just a short drive and provides frequent services to York, London King's Cross and Edinburgh — making this a highly convenient base for commuters. Newcastle International Airport and Leeds Bradford International Airport are also within easy reach, offering access to a range of international destinations.

THE PROPERTY

Highwood House is an impressive stone-built detached house constructed in 1989 in a traditional period style. High ceilings, well-proportioned rooms, and elegant features combine to create a beautiful and welcoming family





home. The property also offers scope for extending or remodelling (subject to the necessary consents).

Upon entering this fine home, you are immediately struck by the grand oak staircase and galleried landing. The drawing room enjoys a dual aspect with views over the gardens and towards Kirby Knowle Castle and the rolling countryside beyond. A feature fireplace with an open fire adds charm and warmth. The sitting room is a cosy space with a walk-in bay window and fitted window seat overlooking the gardens.

The spacious open-plan kitchen, breakfast, and dining room forms the heart of the home. It is fitted with a range of bespoke wall and base units and centres around a substantial island with granite worktops, an inset induction hob, and an electric oven. A traditional five-oven Aga enhances the country kitchen aesthetic in the main kitchen area. Polished oak flooring runs throughout, while French doors open onto an enclosed courtyard, perfect for al fresco dining or quiet relaxation. The room also features a partially glazed conservatory-style extension with a solid roof, opening off the kitchen, providing additional light-filled living space.

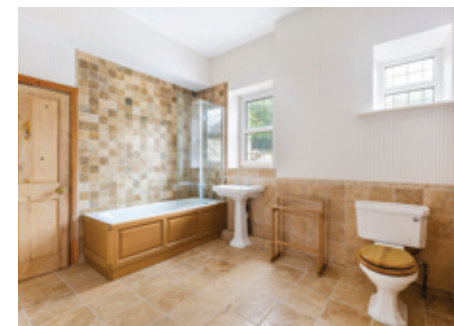


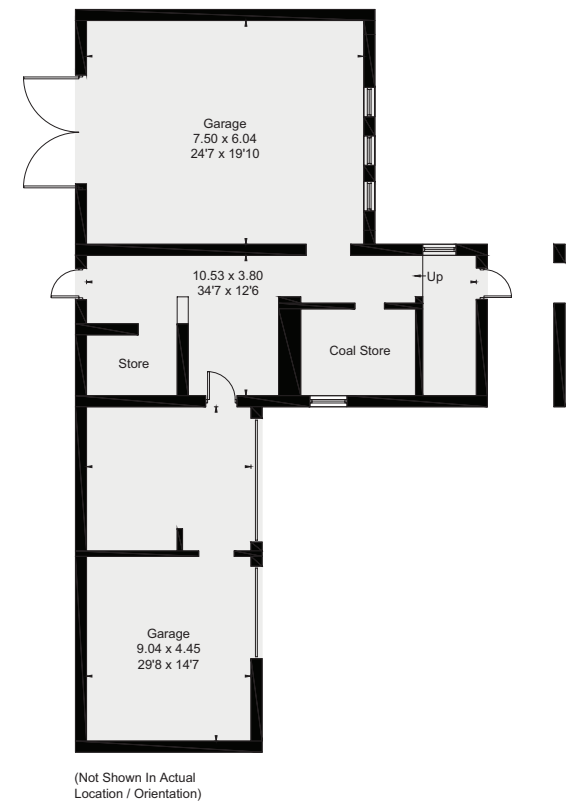
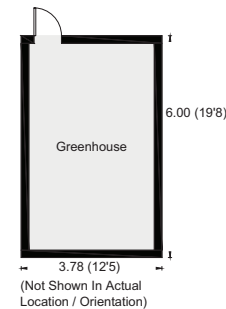
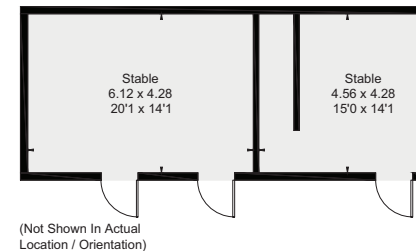
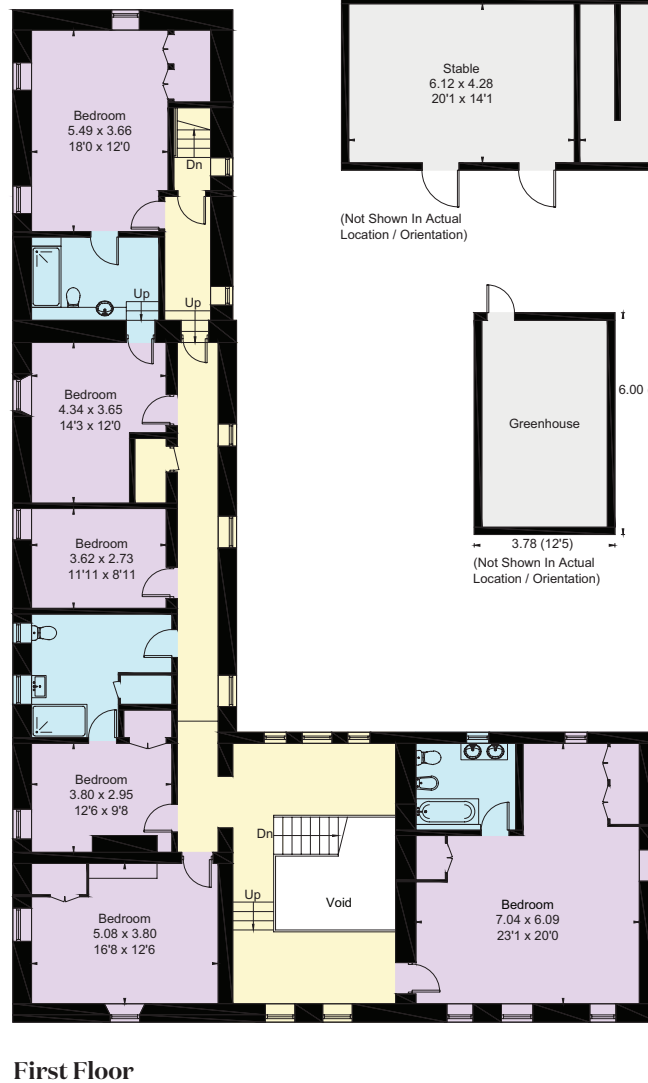
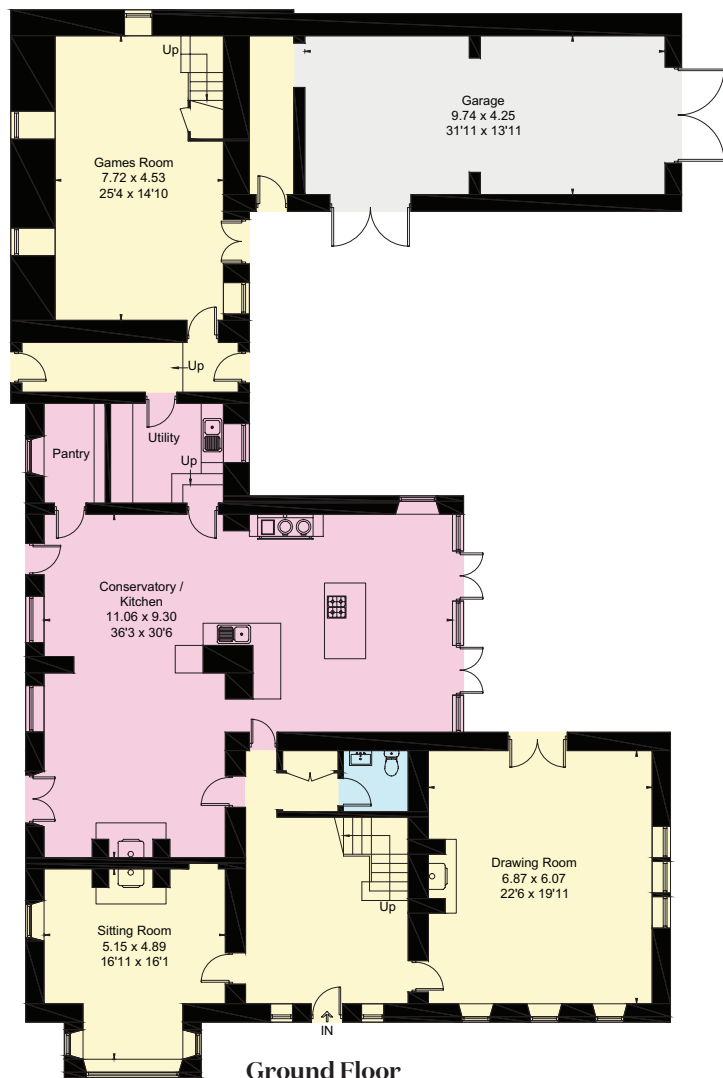




A walk-in pantry and utility room are accessed directly from the kitchen, providing excellent additional storage and workspace. A rear hall leads to the games room, perfect for family life or entertaining. A cloakroom and W.C. complete the ground floor accommodation.

On the first floor, the galleried landing leads to the impressive principal bedroom suite — a spacious room with a dressing area, a range of fitted wardrobes, an en suite bathroom, and spectacular scenic views. To the opposite side of the landing are five further good-sized bedrooms and two family bathrooms. A rear staircase leads down to the games room below.





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

Approximate Floor Area = 505.7 sq m / 5443 sq ft (Excluding Void)
 Outbuildings = 195.3 sq m / 2102 sq ft
 Total = 701 sq m / 7545 sq ft

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.

EXTERNALLY

The property is approached via a private road shared with Kirby Knowle Castle. A large, gravelled parking area provides ample space for multiple vehicles. Electrically operated wrought iron gates open onto a gravel drive, which leads to a paved hardstanding and gives access to an excellent range of outbuildings.

These include a double and single garage with remote electric doors, separate garaging for garden machinery, and a large stone store with timber double doors — all enjoying breathtaking views across the local countryside.

There are timber stables and a tack room, ideal for equestrian use. The original walled garden houses an all-weather tennis court, a greenhouse, a vegetable garden, extensive lawns, and an orchard.

The majority of the grounds are laid to lawn and interspersed with mature trees, shrubs, and well-maintained flower beds and borders. A fenced woodland area adds further interest and privacy and an opportunity to explore on foot the beautiful bluebell woodland walk. A Shepherd's Hut with power supply is situated in an ideal position to enjoy the spectacular sunsets — a truly peaceful and picturesque setting.

PROPERTY INFORMATION

Services: Oil-fired central heating, mains electricity, private water supply and drainage via septic tank

Local Authority: Hambleton District Council

Tenure: Freehold

Council Tax Band: G

EPC: D





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to tell you more.

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