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CHARTERED SURVEYORS



HAROME GRANGE & GRANGE COTTAGE • HAROME • NORTH YORKSHIRE





HAROME GRANGE & GRANGE COTTAGE

Harome, North Yorkshire
YO62 5HZ

Harome 1 mile • Helmsley 2½ miles • Malton 14 miles
Thirsk 16 miles • York 25 miles • Yorkshire coast 30 miles

Substantial property with outbuildings in an outstanding rural setting near Helmsley

Main House: hallway • kitchen/breakfast room • sitting room • dining room • plant room • workshop/barn • principal bedroom suite with bathroom • guest bedroom suite with bathroom • 2 further bedrooms • house bathroom

Cottage: kitchen • 2 reception rooms • 3 bedrooms • 2 bathrooms (1 en suite)

Hopper store • 2 agricultural barns

Gardens • drive • parking • grounds

In all 1.35 acres (additional land may be made available by separate negotiation)

For Sale Freehold

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Harome Grange is superbly situated between the market town of Helmsley and the picture postcard village of Harome. It was skilfully converted in 2012 from traditional stone barns creating a magnificent family house with Grange Cottage attached on the southern wing. The property comes with significant barns and enjoys an exceptional position in the Howardian Hills, elevated and with panoramic views across wooded hills to the North York Moors. Harome Grange is available on the market for the first time in its long history.

- Detached period barn conversion with cottage and outbuildings
- Principal house offers versatile accommodation of 4500 sq ft
- Attached 3-bedroom cottage totalling 1600 sq ft, with parking
- Energy efficient - both Grange and cottage have a C rating
- Elevated rural setting with panoramic views
- Two substantial general-purpose barns
- Gardens, grounds, small field – 1.35 acres
- Convenient for Helmsley and York

Harome Grange has a history that dates back more than 200 years and its original roof trusses and great ancient timbers have been beautifully restored. The old wheelhouse is now a spectacular kitchen/breakfast room that echoes the original design providing panoramic views through floor-to-ceiling picture windows, each with a window seat. This palatial room rises into the high vaulted ceiling providing light-filled space for family dining and living, with underfloor heating beneath travertine tiles. The modern fitted country kitchen has an island unit with breakfast bar, granite worktops and integrated appliances. Adjacent lies a dual aspect sitting room which extends 46 ft and has a central bespoke turning staircase, underfloor heating beneath engineered floorboards, and a modern inglenook fireplace with a large wood-



burning stove on the eastern wall. This versatile room offers plenty of space for family living and entertaining, and the sitting area has a glazed door to the garden terrace. The separate dining room features a magnificent beamed ceiling, exposed stonework and windows north and south, providing fine open views. A door on the western wall opens to the glorious old barn, currently under renovation, which offers dramatic double-height space as a workshop or studio and has stone steps rising to the first floor principal bedroom. A front door opens to a central hallway between the house and cottage creating scope to unify the two parts into a single residence.

The first floor bedrooms and bathrooms are accessed from the landing and have abundant character with beautiful old timbers exposed on the high vaulted ceilings. The superb principal bedroom suite enjoys glorious far-reaching views both north and south, and has a stylish en suite shower room. The guest bedroom suite has a shower room and a Juliette balcony that enjoys morning sunshine, and two further double bedrooms are served by a contemporary house bathroom with high specification fittings.

Grange Cottage

The single storey stone cottage was sympathetically converted from a cow barn dating from the 1890s and finished to an exacting standard in 2018, highlighting space and light with vaulted ceilings in every room. Heritage-barn features are evident throughout including exposed roof trusses and brickwork, mellow old lintels, sturdy beams and wide cottage doors with ironmongery. The cottage is connected but entirely independent from the main house with a stable door at the front that opens into a stone-flagged hallway. There are two reception rooms; the snug with a glazed south facing door opens to a small patio, and the sitting room with a wood-burning stove in a traditional fireplace has



Grange Cottage



Grange Cottage



Grange Cottage

west facing windows. The kitchen breakfast room is a light and airy family space, double aspect with a floor-to-ceiling window, a door opening onto the drive and ample room for a dining table. The fitted kitchen has integrated appliances, granite work surfaces and a butler sink underneath a south-facing window. There are three double bedrooms; the principal bedroom suite has a shower room and the two other double bedrooms are served by a house bathroom.

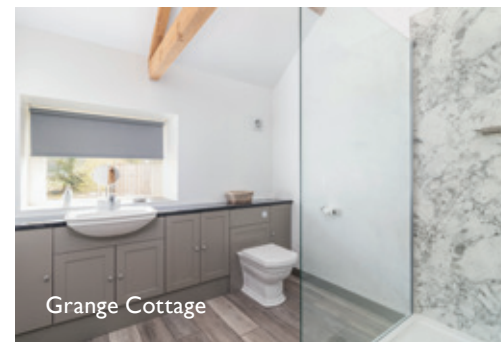
The cottage has its own enclosed garden, which is laid to grass, bounded by post and rail fencing and accessed through a garden gate; the views south are superb. Adjacent is the car park, a generous space which provides parking for multiple vehicles.

Outside

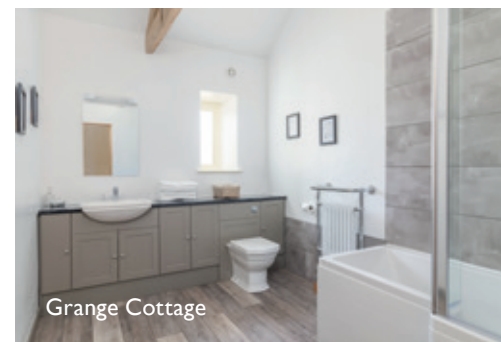
A private gravel drive passes through stone pillars along an avenue of trees, heading to the cottage car park adjacent to Grange Cottage. It continues past the agricultural sheds to the main parking area for Harome Grange at the rear of the property. Here is a turning area and ample parking for multiple vehicles. The principal garden is predominantly laid to lawn and enclosed by well-established mixed hedging with scattered birch and willow trees. Beyond the garden, the view reaches as far as the eye can see encompassing fields, woodland and moorland. A paved patio area outside the stable door and a gravelled area near the house both provide sheltered spots for sitting out.



Grange Cottage



Grange Cottage

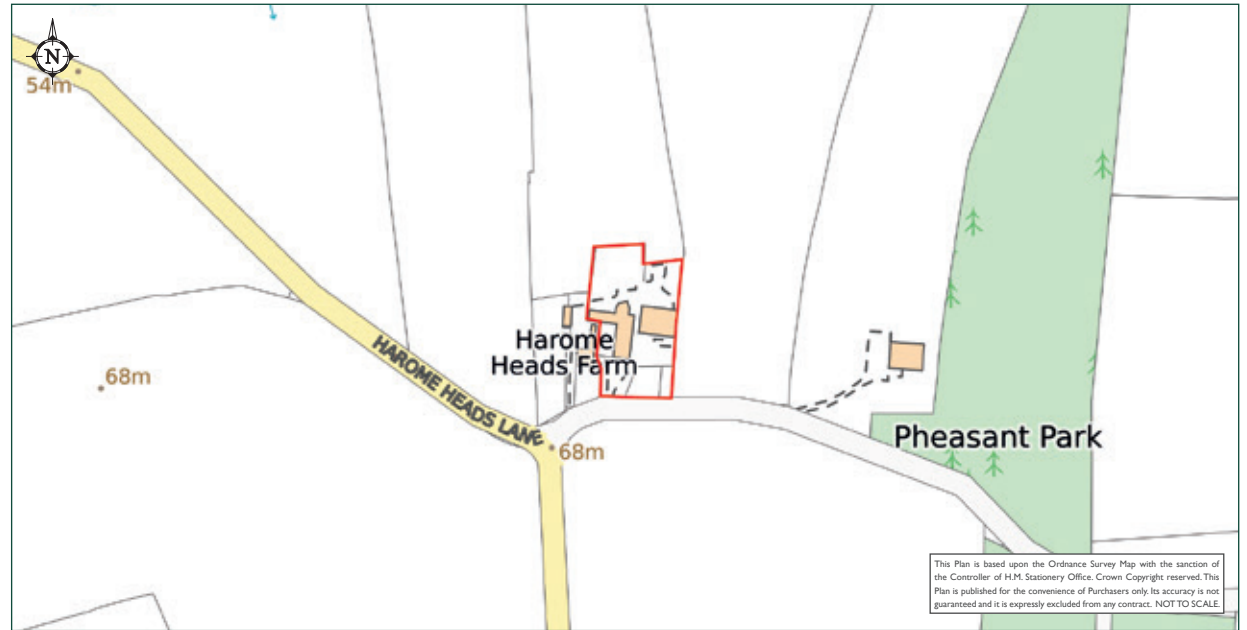


Grange Cottage

There are two general purpose, steel-framed barns on the eastern boundary alongside hardstanding and the small field. Between them they total more than 4700 sq ft and offer huge scope for storage as well as a variety of business opportunities.

Environs

Harome Grange sits in glorious countryside between the market town of Helmsley and the much-loved village of Harome. The village is known for its thatched cottages, broad green verges, duck pond, parish church and two country hotels/ fine dining establishments, the 14th century The Star Inn with its Michelin star and the award-winning Pheasant Hotel. The property is convenient for the city of York, the A19 connecting to the A1(M) and national motorway network. There are excellent state and private schools within easy reach and the city of York lies some 45 minutes' drive to the south. Nearby Helmsley is one of the most sought-after market towns in the region providing essential amenities as well as delicatessens, boutiques, a department store, cafés, restaurants and a thriving arts centre. Alongside its bustling market square are cobbled streets, a medieval castle, an historic five-acre walled garden and the green open parklands of Duncombe Park Estate.



Tenure: Freehold

EPC Rating: Harome Grange C, Grange Cottage C

Services & Systems: Mains electricity and water. Wood pellet boiler fed by bulk hopper with back-up oil boiler. Private drainage.

Fixtures & Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Viewing: Strictly by appointment

Local Authority: North Yorkshire Council www.northyorks.gov.uk

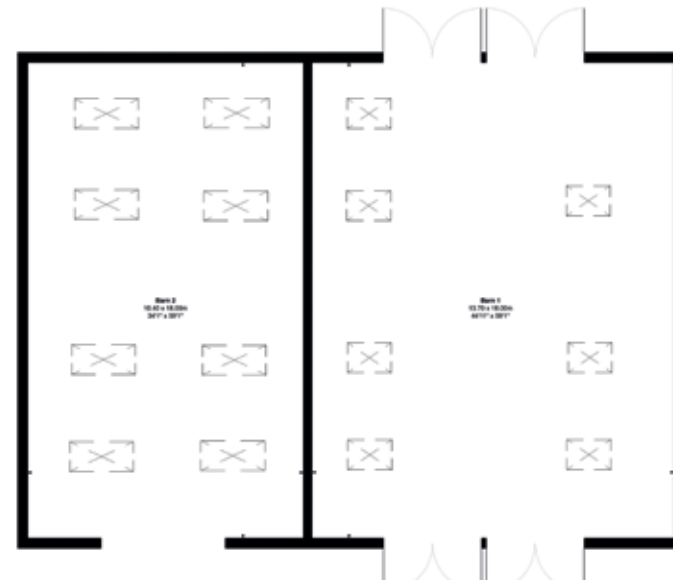
Money Laundering Regulations: Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.

Directions: From Harome head north from the Star Inn up Owmen Fields Lane to Harome Heads Lane. Turn right when you encounter a signpost indicating Helmsley 2½, Pockley 2, Harome 1. Follow the road and the second drive on the left is Harome Grange, as revealed by the house sign. From Helmsley, turn right opposite the Pockley turn off and follow the lane to Harome Heads Lane, then continue as above. ///dairies.tomato.paves

Outbuildings

Approximate Gross Internal Floor Area 4,728 SQ FT / 439.2 SQ M

For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



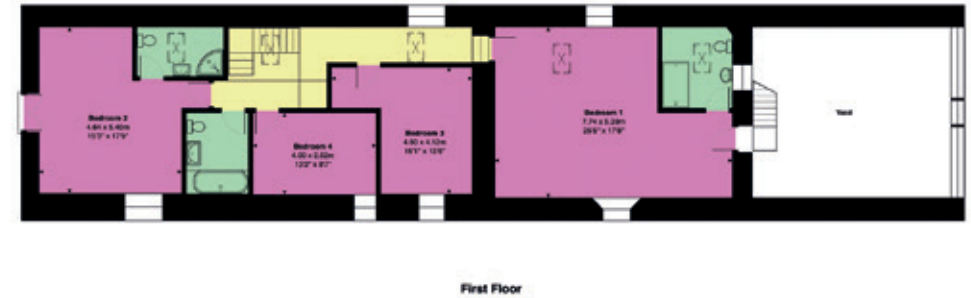
Harome Grange & Grange Cottage

Approximate Gross Internal Floor Area

Harome Grange = 4,467 SQ FT / 414.9 SQ M

Grange Cottage = 1,603 SQ FT / 148.9 SQ M

For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



Harome Grange – Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Grange Cottage – Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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City

Country

Coast