

Blenkin

& Co



THE OLD VICARAGE • KILBURN



Blenkin
& Co

OnTheMarket

 RICS

PRS Property Redress Scheme



Priestley House, 36 Bootham
York, YO30 7BL
sales@blenkinandco.com
01904 671672
blenkinandco.com



THE OLD VICARAGE

Kilburn, York YO61 4AH

Thirsk 6 miles • Helmsley 10 miles • A1 12 miles
York 20 miles • Leeds city centre 48 miles

Captivating and luxuriously appointed property nestled within manicured gardens and grounds

Entrance vestibule • staircase hall
• cloakroom • 2 reception rooms • study
• kitchen/dining room • scullery • pantry
• laundry room • boot room

Principal bedroom suite with his & her dressing rooms and bathrooms • bedroom suite with dressing room and bathroom
• 3 further bedrooms • house bathroom

Annexe – gym • cloakroom • shower room • sauna • utility room • store room

Double garage • stores • summer house

Gardens and grounds

In all approximately one acre

For Sale Freehold



Blenkin
& Co

The Old Vicarage is a paragon of high-end contemporary living within a period building. The house was constructed of stone elevations under a slated roof in 1870 and was formerly the vicarage of the neighbouring Norman church. It stands on rising ground at the edge of the village with a south easterly aspect over open countryside. The bespoke interiors are discreetly illustrious, offering a refined and sophisticated finish that embraces the architectural integrity of the nineteenth century building. A recent collaboration between interior designer Stephen Nealls and Woods of Harrogate Furnishings has created a money-no-object family house refurbished to a specification rarely seen before in this corner of North Yorkshire. The Old Vicarage is a rural property that blends luxurious living with accessibility.

- Detached village house enjoying great privacy
- More than 5200 sq ft of versatile living accommodation
- State of the art kitchen and bathroom fittings
- Magnificent principal bedroom suite occupying much of the first floor
- Separate annexe housing a gym and associated facilities
- Private driveway with turning circle, parking and garaging
- Outstanding landscaped gardens and grounds
- Strolling distance of a fine country inn
- One of the most beautiful and best-connected villages in North Yorkshire
- Unspoiled edge-of-village location in the National Park

The house with its stone mullion windows and separate cottage have been upgraded and painstakingly restored to an elevated degree. The details are too numerous to record but, suffice to say, there are handmade bronze casement windows and doors, underfloor heating beneath Element 7 parquet flooring, cast iron column radiators, antique fireplaces, a Stûv wood-burning



stove, Moiré wall coverings, Belgian carpets with specialist underlay, Forbes & Lomax switches, Drummonds Bathroom pieces from the Kings Road and Czech & Speake bathroom fittings with deluge showers. The Plain English kitchen includes the Gaggenau 400 series with intuitive TFT touch display, a Quooker hot water tap and monumental marble worktops. Every room from the bedrooms, dressing rooms and bathrooms to the cold room pantry is a celebration of outstanding craftsmanship and design.

Outside

The house remains hidden from view right up until its handsome south west elevation is revealed through bespoke timber gates. An elegantly paved turning circle proceeds to a further parking and turning area in front of the detached garage block and stores. The secure garage has been fully restored with reclaimed roof slate and crested ridge tiles, and offers loft space, power, light and an EV charging point.

The newly constructed, detached annexe comprises a series of sophisticated rooms currently providing a gym illuminated with natural light and associated facilities including utility space, bathroom shower room and sauna. It has an independent heating system from the house and could comfortably be developed to become ancillary accommodation for a family or guest.

A series of sweeping York paved terraces lie behind the house, framed by a mellow wall lined with pleached hornbeams. A broad flight of stone steps ascends to the main lawn where there is a productive orchard and wildflower meadow that rises once more to a summer house. Behind lies a wooded area with further hardwoods, notably lime, horse chestnut and ash.





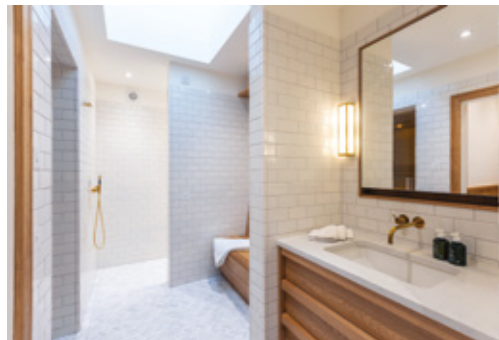
A modern kitchen garden is made up of substantial raised beds of Corten steel planted with asparagus, raspberry canes and cut flowers. Beyond the avenue of cherry trees that lines the south east boundary are far-reaching views across open countryside. Topiarised yew balls and cloud trees encircle the house providing evergreen colour, interspersed with aliums that flower in early summer. Espalier pears and hydrangeas flourish on the house and garden walls.

Environs

The Old Vicarage is approached from the heart of Kilburn via a discreet, leafy lane and overlooks green pastures that rise in a series of wooded hills. The village was made famous by “Mousey” Thompson, still a thriving international wood carving and furniture business, and by the White Horse which overlooks the area from its position high on the side of Sutton Bank.

The village has a fine public house, ‘The Forrester’s Arms’, and there are plenty of fine dining options to choose from locally, including The Abbey Inn at Byland and Michelin starred The Black Swan at Oldstead, both owned by Tommy Banks, one of the UK’s most exciting and innovative restaurateurs.

Thirsk can be reached in 15 minutes and, along with the range of amenities expected of a thriving market town, has a railway station offering a mainline service direct to London in just over two hours.



There is excellent independent schooling within easy reach including Ampleforth College and options in York. Leeds Bradford International Airport can be reached in less than an hour and Manchester in two hours.

The Old Vicarage, Kilburn, York YO61 4AH

Approximate Gross Internal Floor Area Main House: 487.3 SQ M / 5,245 SQ FT, Outbuildings 152.3 SQ M / 1,639 SQ FT
 Total: 639.6 SQ M / 6,884 SQ FT

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

Tenure: Freehold

EPC Rating: to come

Services & Systems: Mains water, electricity and drainage. Zoned heating.

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 North York Moors National Park

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: In Kilburn take the lane opposite the road signposted Bagby and Thirsk, and the house is at the top. [///diverting.miles.fame](http://diverting.miles.fame)



Important notice 1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("Information") may be relied upon as a statement or representation of fact. Neither Blenkin & Co nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Blenkin & Co or the seller/lessor. 2. Any photographs (and artists' impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. 4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given. **NB:** Google map images may neither be current nor a true representation. **Photographs, particular and showreel:** February, April and May 2024. Brochure by wordperfectprint.com



City

Country

Coast

