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ESTABLISHED 1992



GALES HOUSE FARM & GALES COTTAGE • GILLAMOOD • NORTH YORKSHIRE



Gales House Farm



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GALES HOUSE FARM & GALES COTTAGE

Kirkby Lane, Gillamoor,
North Yorkshire YO62 7HT

*Kirkbymoorside 3 miles • Helmsley 8 miles
Pickering 9 miles • York 28 miles*

Two fabulous houses that sit side-by-side within a large plot with outbuildings and paddock

Gales House Farm: Kitchen/breakfast room • dining room • sitting room • porch/boot room • cloakroom/laundry room • principal bedroom suite with bathroom and dressing room • 2 further bedrooms • house bathroom

Gales Cottage: Entrance and staircase hall • cloakroom/wc • sitting room • kitchen/dining room • pantry • utility room • principal bedroom suite with bathroom and walk-in dressing cupboard • 2 further bedrooms • house bathroom

Garden/party room • 2 garages • 2 log stores • American Barn housing 2 loose boxes

Gardens • grounds • paddock

In all just over 1 acre

For Sale Freehold

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Gales House Farm and Gales Cottage sit side-by-side within a large, private plot on the edge of this prosperous moorland village. The original double-fronted farmhouse dates from 1864 and is built in ashlar stone; its counterpart was built in 2017 in matching ashlar stone, to accommodate extended family. Together they form an outstanding detached property of nearly 3260 sq ft that sits in just over an acre and enjoys far-reaching views over protected AONB countryside. In addition, there is garaging, a superb garden/party room and a substantial American Barn.

- 2 attached properties within a single plot
- Renovated period house and recently built cottage – both high spec
- Separate garden/family room with wood-burning stove and pizza oven
- Detached garage block with 2 garages
- Equestrian - American Barn with 2 loose boxes, pony paddock
- Edge of village location
- Glorious, uninterrupted country views
- Area of Outstanding Natural Beauty

The Farmhouse

The farmhouse has been beautifully restored and renovated inside and out, creating comfortable interiors all finished to a notably high specification. There are double glazed timber sash windows throughout (fitted 2024), solid oak floors, timber louvre shutters and traditional-style column radiators and handmade cabinetry on all three floors. This is a practical house with plenty of storage options.

The kitchen/breakfast room connects to the dining room through wide bifold doors creating a wonderful family space of some 25 ft with a log-burning stove in the dining area and two window seats facing south. The Neptune solid wood kitchen is fitted with granite work surfaces, a Rangemaster cooker with induction hob and



Gales Cottage



Gales Cottage



Gales Cottage

a Butler sink; in addition, there is a cloakroom/ laundry room with a flagstone floor. The splendid sitting room rises into the roof space with exposed roof trusses and it features oak floors, a log-burning stove and French doors opening onto the inner garden. On the first floor are two bedrooms, both with fitted cabinetry and wonderful south facing views, and a luxurious bathroom. On the second floor is the principal bedroom suite with dressing room, luxurious four-piece bathroom including a freestanding bath and a bedroom with a glazed door and frameless glass balustrade taking full advantage of the far reaching views as far as the moorland plateau of Blakey Ridge.

Gales Cottage

Gales Cottage was bespoke built in 2017 and is hugely energy efficient with underfloor heating beneath large porcelain tiles extending throughout the ground floor. The kitchen/dining room is a beautifully designed space with a corner log-burning stove, illuminated by a glazed door with south facing light and French doors that open west onto the paved terrace. A useful walk-in pantry is accessed through bi fold doors. The kitchen is fitted with quartz work surfaces, a Butler sink, integrated appliances and an island with a breakfast bar. Across the staircase hall is the light-filled sitting room which extends

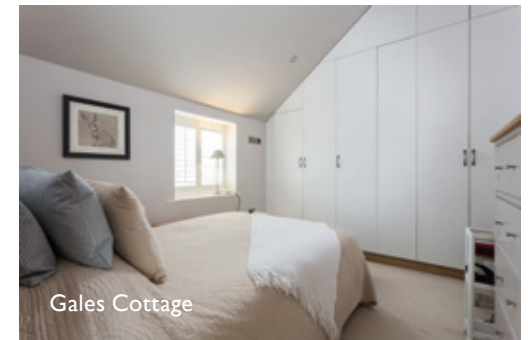
nearly 25 ft and has a lantern window, south facing windows and French doors with side lights that open to the terrace. On the first floor, the principal bedroom suite is double height with a walk-in dressing cupboard and full-height glazing incorporating doors with boarded shutters that open to a balcony with glass balustrade. The far-reaching views west across the garden and paddock are outstanding. Alongside is an en suite shower room with heated towel rail and walk-in shower. The two additional double bedrooms have bespoke fitted wardrobes and are serviced by a luxurious house bathroom with a four-piece suite that includes a freestanding bath.



Gales Cottage



Gales Cottage



Gales Cottage



Gales Cottage



Gales Cottage

Outside

A five-bar gate opens to a gravel drive that pulls in front of the main house. It continues with a tarmacaded surface to the garages and sweeps past a pretty garden to terminate in front of the cottage. The plot extends to just over one acre and includes extensive lawns, a young orchard with a variety of fruit trees and the paddock. The pony paddock lies at the far end of the land beyond the American Barn, accessed by a five-bar gate. It has a water source and is bounded by post and rail fencing.

Outbuildings

The detached oak-framed garage block with a pantile roof comprises two single garages with timber doors and a central room. This room is currently used as a garden/party/family room with a corner wood-burning stove, pizza oven and double-glazed bifold doors opening onto the garden. It would be straightforward to revert it to a double garage or large workshop. Surrounding the garages is ground reinforcement mesh beneath the lawn.

The detached American Barn (38'7" x 22'11") is constructed of timber and has two loose boxes. It is connected to water.

Environs

Gillamoor is a prosperous rural village on the southern boundary of the North York Moors National Park. The village has a primary school, thriving 17th century pub and parish church. Wonderful local walks and a network of footpaths lead over the moors or through the local villages. Gales House Farm and Gales Cottage are situated a short distance south of the village within comfortable walking distance of its amenities. Three miles further south lies the busy market town of Kirkbymoorside and Helmsley and Pickering lie equidistant, one to the west and one to the east. 'Outstanding' Ryedale School is ten

minutes' drive away and Ampleforth College lies within comfortable reach, some thirteen miles to the south.

Tenure: Freehold

EPC Rating: Gales Cottage B, Gales House Farm F

Council Tax Band: Gales Cottage D, Gales House Farm ??

Services & Systems: Mains electricity and water. Oil-fired central heating. Private drainage (shared).

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.

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

Directions: Heading into the village from the south, the property is on the right hand side as indicated by the house sign, just outside the village boundary stone. **What3words:** ///younger.scrolled.unpainted

Viewing: Strictly by appointment

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.



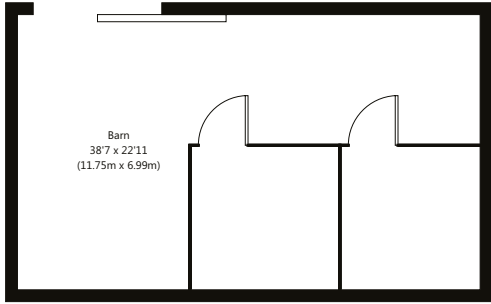
Gales House Farm & Gales Cottage, Kirkby Lane, Gillamoor, North Yorkshire YO62 7HT

Approximate Gross Internal Floor Area Gales House Farm 1789 SQ FT / 166.21 SQ M

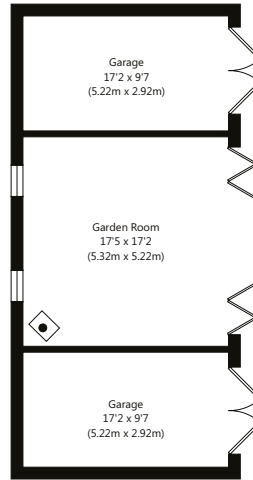
Gales Cottage 1471 SQ FT / 136.65 SQ M

Total - 4788 SQ FT / 444.81 SQ M

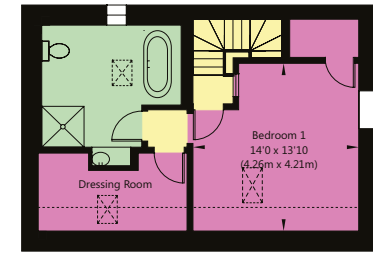
For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



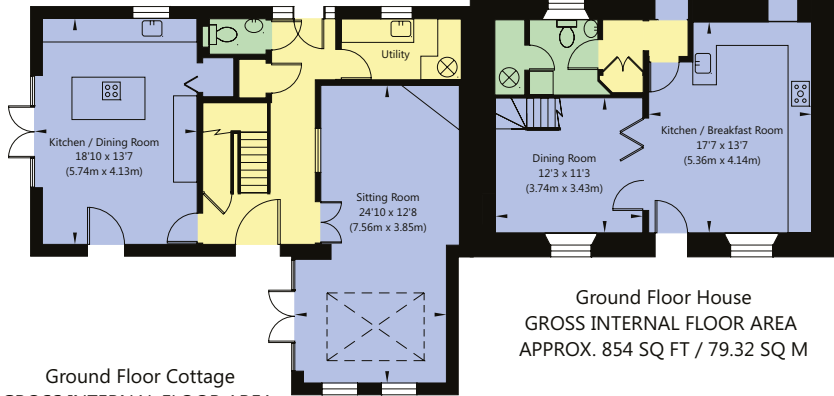
American Barn
GROSS INTERNAL FLOOR AREA
APPROX. 884 SQ FT / 82.13 SQ M



Garage Building
GROSS INTERNAL FLOOR AREA
APPROX. 644 SQ FT / 59.82 SQ M

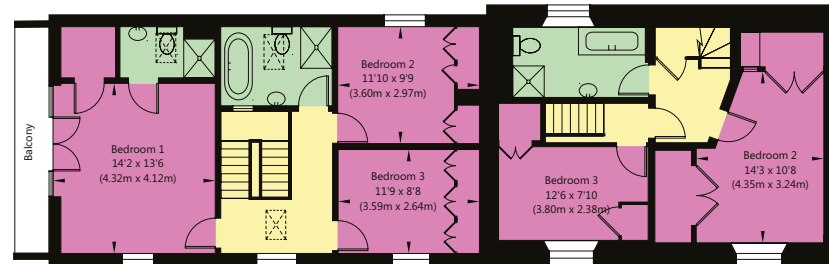


Second Floor House
GROSS INTERNAL FLOOR AREA
APPROX. 462 SQ FT / 42.91 SQ M



Ground Floor Cottage
GROSS INTERNAL FLOOR AREA
APPROX. 806 SQ FT / 74.86 SQ M

Ground Floor House
GROSS INTERNAL FLOOR AREA
APPROX. 854 SQ FT / 79.32 SQ M



First Floor Cottage
GROSS INTERNAL FLOOR AREA
APPROX. 665 SQ FT / 61.79 SQ M

First Floor House
GROSS INTERNAL FLOOR AREA
APPROX. 473 SQ FT / 43.98 SQ M

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House – Energy Efficiency Rating	
Current	Potential
33	92

Cottage – Energy Efficiency Rating	
Current	Potential
87	97



City

Country

Coast

