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ESTABLISHED 1992



THE MANOR HOUSE • OSWALDKIRK • NORTH YORKSHIRE



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PRS Property
Redress
Scheme



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THE MANOR HOUSE

Main Street, Oswaldkirk, North Yorkshire
YO62 5XT

*Ampleforth 2 miles • Helmsley 4 miles
Malton 11 miles • Thirsk 13 miles
York 20 miles • A1(M) 20 miles*

**Seventeenth century village house
with lovely garden and woodland**

Porch • hall • 3 reception rooms • garden
room • kitchen breakfast room •
utility/laundry room • cloakroom wc • boot
room

Principal bedroom suite with shower room
and wc • 3 further bedrooms • house
bathroom

Shed • kennel • open store

Garden • orchard • woodland

In all some 1.7 acres

For Sale Freehold



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The Manor House dates from the 1650s although it is likely to have earlier origins. Built of stone under a part slate and stone slate roof, this delightful Yorkshire longhouse is a property of significant architectural merit. A much-loved home, it retains many fine period features including a priest hole, fireplaces and exposed beams and joists, and has been sensitively renovated in recent years. It is offered for sale for the first time in twenty years.

- Detached seventeenth century village house
- Versatile accommodation of more than 3300 sq ft
- South facing orientation
- Well-proportioned rooms with mostly high ceilings
- Bespoke external doors and hardwood windows recently fitted
- Principal rooms enjoy views across the garden and valley beyond
- Beautiful village in the Howardian Hills AONB
- Convenient for the A19 and A1(M)

The Manor House is a period property with abundant character and a southerly elevation. There are cast-iron school radiators, some original lime plaster, pine panelled doors either braced & ledged or with antique fittings and mighty ceiling beams in the principal rooms. The drawing room is a 25 ft room with two south facing windows, a window seat and massive Inglenook fireplace with bressummer beam above a flagged stone hearth housing a large wood-burning stove. The formal dining room has French doors into the garden and a hefty beam under which lies a Jetmaster fireplace within a stone chimney breast and

flagged hearth. An adjacent cupboard conceals an historic priest hole. At the far end of the house is the garden room, recently built with full-height glazing and French doors opening south west into the sheltered patio and charming side garden.

The farmhouse kitchen has an oil-fired Aga, integrated appliances, space to accommodate a family-sized dining table and a door to the rear hall giving access to the external stable door and cosy snug with its wood-burning stove. Behind the kitchen lies the working area of the house with a wc, utility/laundry room with traditional pot sink, an airing cupboard, and boot room with fitted cupboards and garden door. A central staircase – with storage cupboard beneath - rises beyond a house bathroom at half landing level to the first floor landing that gives access to four double bedrooms. The principal bedroom suite has a shower room and separate wc, a walk-in cupboard and two windows giving glorious views across the valley. Elegantly proportioned bedroom 2 is known as the 'school room' with its exposed cast-iron pipework and high timber ceiling. From the landing, a cupboard door conceals a fixed ladder staircase that rises to a loft room with vaulted roof space. A skylight provides breathtaking views down the valley. Currently used as an office, this room would make an appealing fifth or 'teen' bedroom.

Outside

Timber gates open to a gravelled drive with a turning area and parking for a number of cars. Here is lapsed planning permission to build a detached garage with room over. The drive gives access to the side entrance to the house as well as a pathway to the main double-door entrance at the front. The gardens surround

the house, lying mostly to the south and west. They are private, concealed from the village and support a variety of herbaceous borders and shrubs. There are generous expanses of lawn, well-established hedges, a vegetable patch and an orchard with apple, pear, plum and cherry trees. At the far western boundary is a timber shed, dog kennel and wood store. Behind the house, a banked lawn with steps cut into it, rises steeply to the north providing extraordinary views. Beyond lies an extensive area of private woodland, enclosed by fencing. This belongs to The Manor House and falls with an area known as Oswaldkirk Hagg.

Environs

Oswaldkirk village lies at the edge of an escarpment in the Howardian Hills protected from the north by the steeply rising Oswaldkirk Hagg and with expansive views over the valley. It occupies a position of great rural beauty at the edge of the North York Moors National Park. Within the village is a thriving village hall and Grade II* listed church. A range of amenities are found in neighbouring Ampleforth including a village store, two public houses, a primary school, medical centre and the renowned College. Further facilities are available at the nearby market town of Helmsley.



Tenure: Freehold

EPC Rating: F

Council Tax Band: G

Services & Systems: All mains services except gas. Oil central 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

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.

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

Directions: The Manor House stands on Main Street in the heart of the village, opposite Manor View and next to the former Catholic church.

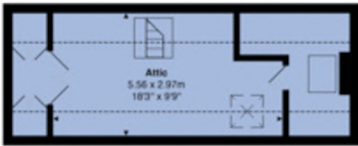
Thirsk Railway Station runs a Grand Central service directly to London Kings Cross in about two hours as well as a TransPennine Express

service to York, Leeds and Manchester Airport. The A1(M) gives access to the north and south with international airports at Leeds and

Manchester. There is excellent state schooling and independent schooling that includes Terrington, Ampleforth College and options in York.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E		
21-38	F	26 F	
1-20	G		

The Manor House, Oswaldkirk, York, YO62 5XT



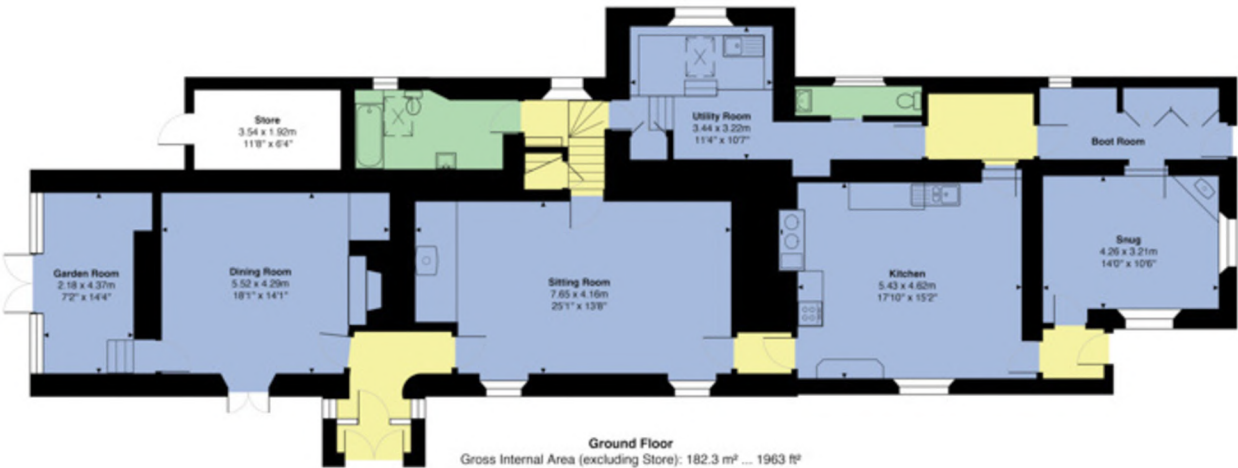
Gross Internal Area: 307.7 m² ... 3313 ft² (excluding store)

All measurements are approximated for display purposes only and should be independently verified
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Second Floor
Gross Internal Area: 24.2 m² ... 261 ft²



First Floor
Gross Internal Area: 101.2 m² ... 1089 ft²



Ground Floor
Gross Internal Area (excluding Store): 182.3 m² ... 1963 ft²

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 no 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, particulars: August 2023



City	Country	Coast
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