

MOOR HOUSE

Little Hutton, Sessay, Thirsk



MOOR HOUSE

Old meets new: characterful period house extended and unified, with a range of charming outbuildings and extensive gardens

*A19 1½ miles • Topcliffe 4 miles • Thirsk 5½ miles
Easingwold 7 miles • A1(M) 7 miles • Ripon 11 miles • York 20 miles*

- Vestibule • reception hall • cloakroom/wc
3 reception rooms • study • kitchen • pantry
- 5 bedrooms • 4 bathrooms
- Utility room • boot room • gardener's wc • home office • gym
- Outbuildings and stores • garden shed • greenhouse
- Extensive gardens and grounds
- In all 0.93 acres
- For Sale Freehold



ESTABLISHED 1992

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Approximate Gross Internal Floor Area:

3328 SQ FT / 309.2 SQ M

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



City

Country

Coast

Moor House began life as a farmhouse and its earliest part dates from the 1780s. In recent years, the house and contiguous outbuildings have been sympathetically renovated to create a resoundingly unique five-bedroom home. Many architectural features have been retained and reclaimed materials sought to preserve authentic character. A striking extension at the rear, sympathetic to the original building, has created additional living and bedroom space as well as enhancing the connection to the gardens. Traditional farmyard buildings form a delightful 'sun-trap' courtyard with multiple points of access. This remarkable and versatile family house, offered for sale for the first time in 26 years, comes with extensive gardens and uninterrupted views all the way to the White Horse of Kilburn.

- Detached 5-bedroom period house in a rural location
- Footprint extending to more than 3300 sq ft
- Early 18th century origins, Grade II-listed
- Ground floor bedroom suite, potential to form an annexe
- High specification fixtures and fittings throughout
- Delightful, wraparound, landscaped gardens and grounds
- Quadrangle with a range of mostly renovated outbuildings
- Convenient for Thirsk Railway Station on the East Coast mainline
- Excellent connections - A19 1½ miles, A1(M) 7 miles



Tenure: Freehold

EPC Rating: Exempt as Grade II listed

Council Tax Band: F

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

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.



Moor House was comprehensively renovated in 2006 to include the restoration of the Georgian house and adjacent outbuildings as well as a new rear extension. The interiors mirror the charm of the original building: there are elegant fireplaces and surrounds on both floors, Yorkshire sliding sash windows, exposed beams and trusses, many original cupboards and refurbished doors. At the front of the house lie the sitting room and reception hall with terracotta tiles underfoot, both beautifully proportioned with handsome fireplaces and surrounds. The long dining room has abundant character with a reclaimed parquet 'old school' floor, a rustic timber ceiling and an oil-fired Aga, softly illuminated by westerly light through sliding sash windows. Adjacent lies the Shaker-style kitchen, a dual aspect space with granite worktops and a stable door opening to the sunny courtyard garden with raised herb

planters. A traditional pantry with a cold slab lies within easy reach as does a utility room with wine storage forged from an outbuilding. The cloakroom has a high flush wc with a throne seat and original meat hooks in situ.

Three double bedrooms are accessed via the original staircase. The principal bedroom suite is double aspect and rises into the roof space with exposed roof trusses and a generous four-piece en suite bathroom. Two further bedrooms have retained original cast-iron fireplaces and the house bathroom, which includes a bath with shower over, is distinguished by its glorious outlook.

The original building has been much enhanced by the handsome development at the rear, sensitively converted from an old byre and providing a series of rooms fully integrated and offering versatile living/bedroom space.



The living room has retained the old beams and comes with reclaimed parquet flooring and a wood-burning stove. French doors and a tall picture window look out upon the lawns, illuminating the room with natural light and rooting the house in its green setting. The former stable is now a generous ground floor bedroom suite with a staircase rising to an additional bedroom suite with outstanding views, a dressing area and fitted wardrobes. The possibilities of forming a self-contained annexe are plain to see.

Gardens, Grounds and Outbuildings

The house sits behind a formal garden of clipped box hedging with a single parking space on its western boundary. Behind is an attractive slice of gravel garden with a small goldfish pond and planted border, bounded by a brick wall and beyond with a high evergreen laurel hedge, silver birch and willow tree.

Behind stout wooden entrance gates is a secure parking area for up to three cars with a log store on the road boundary. What was formerly a traditional garage has been converted into a gym and refurbished with recessed downlights. Beyond lies the charming cobbled/paved courtyard, surrounded on all sides by the house and its range of connected outbuildings. Recent renovations have created a series of inter-connecting rooms including a superb, light-filled home office, a utility room with Butler sink and wine storage, a boot room linking the courtyard to the rear garden and a gardener's wc.

At the rear, the gardens are extensive; there is a generous area of paved and sheltered terracing abutting the house, sweeping lawns, herbaceous borders, a scented rose arch walkway and a pergola also adorned with climbing rose. This masks the working end of the garden where, behind a secure garden store, is a vegetable plot, herb garden, a small orchard, fruiting bushes and a greenhouse with water supply. At the farthest corner, accessed through a garden gate, is a copse and five-bar gate providing access to Low Lane. The northern perimeter is bounded by a beech hedge. A backdrop of fields unfolds beyond, tulip trees framing a view that runs as far as the eye can see to the hillside on the southern edge of the North York Moors.







Environs

Little Hutton is a rural hamlet that sits midway between two villages: Hutton Sessay with its public house the 'Horsebreakers Arms' and Sessay with its primary school, Grade II* listed St Cuthbert's Church, playing fields and village hall. Thirsk, a thriving market town, lies some ten minutes' drive to the north and offers a wide range of amenities, not least a racecourse and railway station. The lovely Georgian market town of Easingwold lies a 15-minute drive to the south. This is a region with a number of independent schools, Queen Mary's, Cundall Manor School and Ampleforth, and fine-dining opportunities, including the Crab & Lobster and the Black Swan in Oldstead. Proximity to the A1(M) gives rapid access to the conurbations of Yorkshire and the national motorway network.

Directions

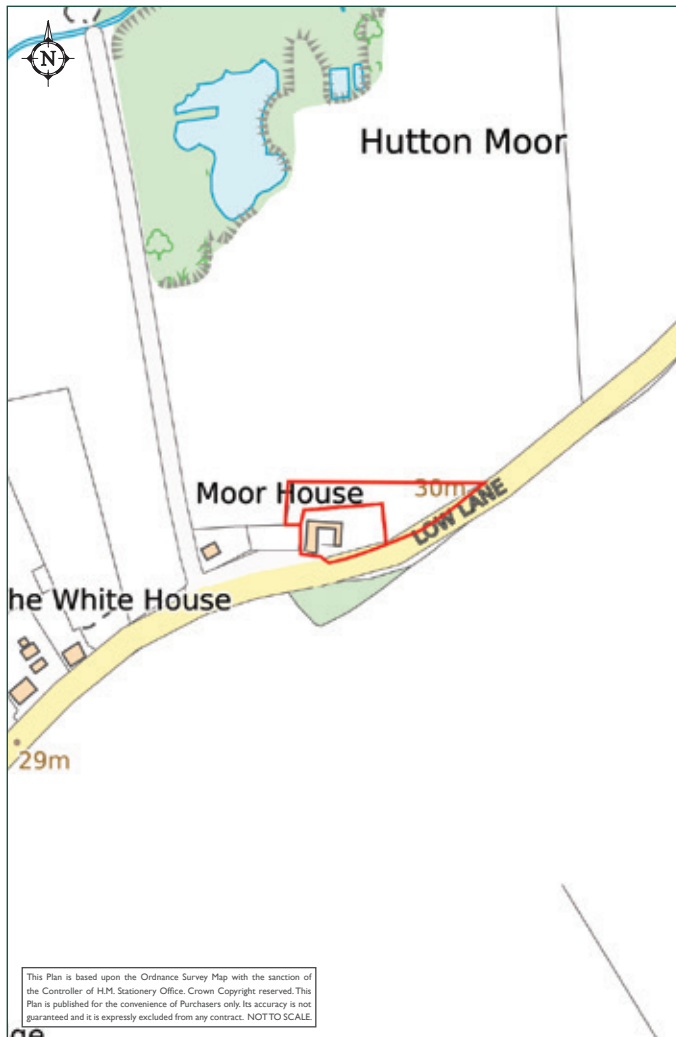
From the A19, drive through Hutton Sessay, turn right (signposted Dalton/Topcliffe) and a mile down the road, on the right hand side off a layby, is Moor House.

what3words ///abundance.seatbelt.proof

Viewing

Strictly by appointment.





Blenkin
& Co

ESTABLISHED 1992



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