



THE OLD RECTORY • GILLING EAST • NORTH YORKSHIRE









# THE OLD RECTORY

Church Lane, Gilling East,  
North Yorkshire YO62 4JQ

*Helmsley 5 miles • Easingwold 8 miles  
Malton 12 miles • York 16 miles*

**Glorious Georgian house in  
the heart of a Howardian Hills  
village**

Entrance and staircase hall • cloakroom  
wc • 3 reception rooms • kitchen/  
breakfast room • pantry • utility room  
boot room • cellar

5 bedrooms • 3 bathrooms • games room/  
bedroom 6 • storage room

Double garage with room above • wood  
store

Front and rear gardens

In all some 1.2 acres

For Sale Freehold



**Blenkin**  
& Co  
CHARTERED SURVEYORS



This charming former rectory lies adjacent to the historic village church, set back from a side lane and concealed discreetly behind a handsome garden and sweeping drive. The house itself is believed to date circa 1812 although the cellars reveal evidence of a building dating from pre-Reformation times. In 1870 the house was significantly extended to include two double-storey bays at the rear, and a small extension was added some sixty years ago. Colourful history accompanies the house; in the late nineteenth century cricket-loving Prince Ranjitsinhji of Nawanger resided there with the rector and, more recently, during key moments of his chancellorship, a British chancellor was a regular visitor. Glorious gardens of great variety wrap around three sides of the property and, at the rear, behind the extensive lawns, the gardens rise steeply to provide glorious views towards the edge of the North York Moors.

- Outstanding Georgian house and gardens
- Substantial accommodation of nearly 5000 sq ft
- Circa 1812 and Grade II listed
- Tranquil setting with lovely views
- Driveway, ample parking, double garage with room over
- Mature, varied and extensive gardens – south facing
- Prime Howardian Hills village
- 3.5 miles to Ampleforth College

The Old Rectory wears its heritage and status with pride. Constructed of mellow stone with stone quoins under a Westmoreland slate roof, its striking symmetry at the front belies the fact that it is discreetly attached to 'Rectory End' by means of the boot room on its eastern flank. The interiors are glorious with rich architectural detail: there is a fine staircase, servants' bells, tall multi-pane sash windows with working shutters, deep sills with window seats, ornate cornicing and plasterwork, wooden panelling, alcoves,





handsome fireplaces and restored floorboards. Much of the original cast iron guttering remains intact. The current owners have sympathetically restored the property, developing the second floor to create versatile space of some 800 sq ft.

A traditional panelled front door opens to an impressive galleried reception hall and sweeping staircase with polished handrail and delicate spindles. The two principal reception rooms lie side by side and have open fires, deep canted bays with wooden shutters and floor-to-ceiling windows that face south across the rear garden. At the front, the sitting room is double aspect, has wood panelling, a handsome alcove and a wood-burning stove. The kitchen breakfast room can comfortably accommodate a family-sized table and lies adjacent to the formal dining room. Fitted by the Handmade Kitchen Company in Pickering the kitchen has an oil-fired Aga, recently refurbished and reglazed, as well as an induction hob, granite worktops, Butler sink and traditional larder. Alongside is the utility and boot room giving access to the front drive. The cellars have a good ceiling height and provide pantry and wine storage.

The five double bedrooms on the first floor include two magnificent bedroom suites that replicate the reception rooms below and enjoy southerly views across the garden and up the valley. The guest bedroom suite sits on the western wing, slightly apart and contained. A secondary staircase concealed behind a door ascends to the second floor, formerly the servants' space, and now a fully renovated games and store room with a good ceiling height and plenty of natural light. Here are four dormer windows, three Velux windows and a gable window, electric heating and full insulation to the floor and ceiling.







## Outside

Wrought iron gates within stone pillars open to a gravel driveway that passes between the garage and arc of lawn and sweeps in front of the house providing a generous turning and parking area. The large double garage has power and light and can accommodate two SUV vehicles along with storage behind. A drop-down ladder ascends to a room above, also with power and light.

The rear garden faces directly south across the gardens and grounds. Abutting the house is a sunny paved stone terrace and beyond is an expanse of lawn with herbaceous borders either side, presided over by a majestic Cedar Atlantica.

The grounds rise steeply behind the ha-ha to an extensive area of grassland and light woodland from where there are far-reaching views across the village rooftops and hills. Winding gravel paths form leafy walkways. In addition, there are 24 fruit trees, a vegetable garden and a mellow south-facing kitchen garden wall adorned with espalier fruit trees and a hardy fig where a Victorian greenhouse once stood.

## Environs

Gilling East is a charming village nestled in the Howardian Hills with a thriving fine-dining country inn, The Fairfax Arms, a handsome medieval church with Saxon origins and a village green. The village hall fosters a strong sense of community and hosts summer fairs, village festivals, community markets, model railway events and concerts.

The nearby town of Helmsley with its historic market square offers a wider range of amenities. Gilling East lies within some 40 minutes' drive of central York with its mainline railway station offering a regular service to London Kings Cross in under two hours.

**Tenure:** Freehold with a Flying Freehold

**EPC Rating:** Exempt as Grade II listed.

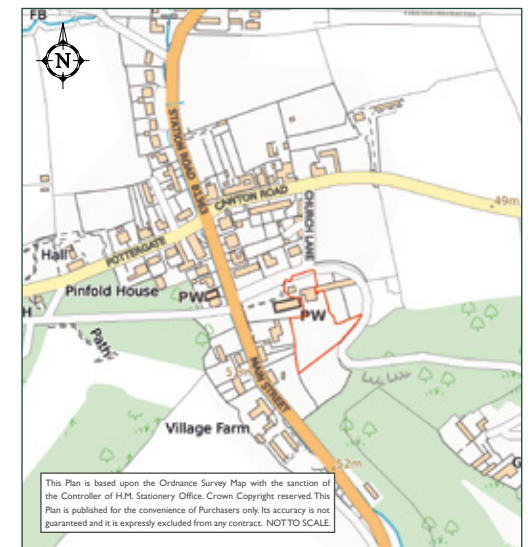
**Services & Systems:** Mains electricity, water, drainage. Oil central heating. Superfast internet – up to 32 mbps and strong mobile phone coverage.

**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](http://www.northyorks.gov.uk) AONB

**Directions:** Head into the village to the church and turn east up Church Lane. The house is the second drive on the right hand side.



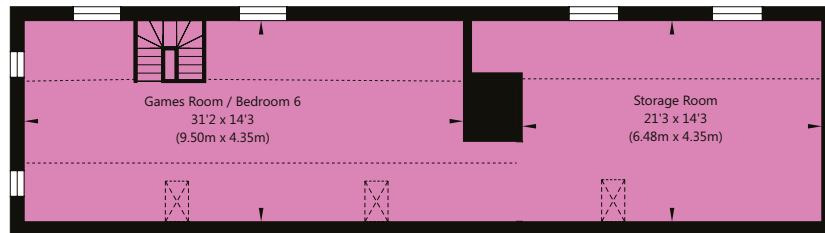
# The Old Rectory, Church Lane, Gilling East, North Yorkshire YO62 4JQ

Approximate Gross Internal Floor Area 4982 SQ FT / 462.78 SQ M - (Excluding Cellar and Garage)

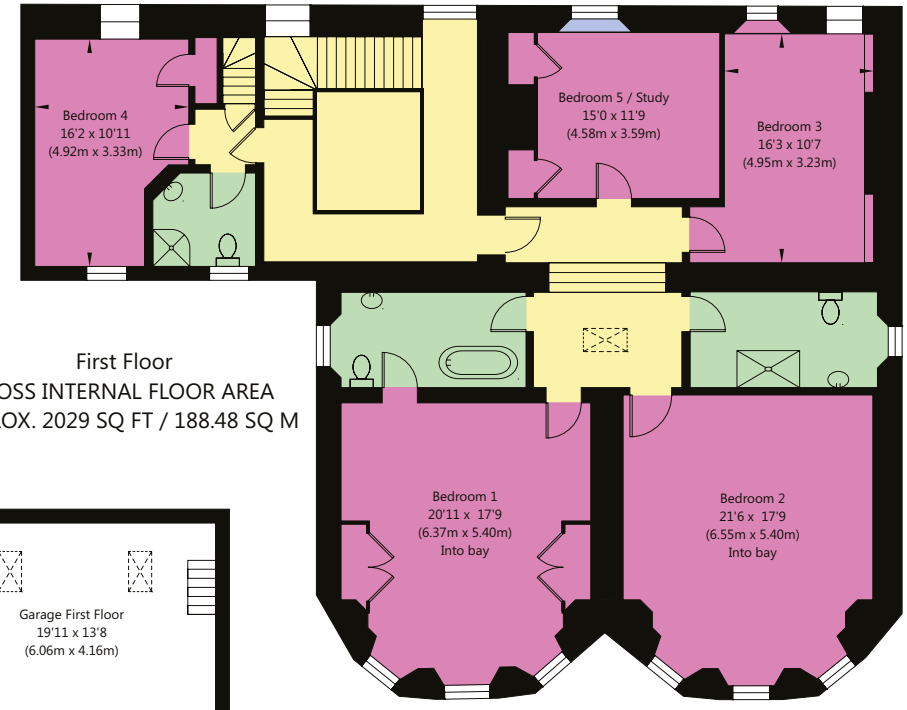
For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



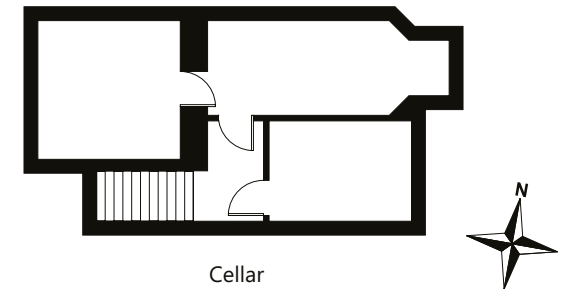
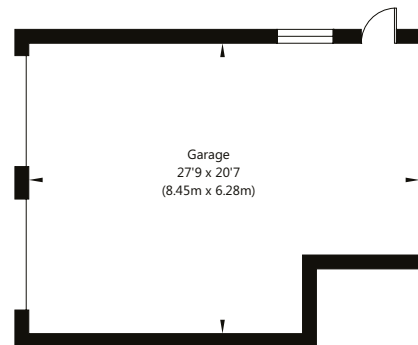
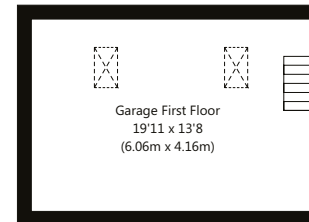
Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 2145 SQ FT / 199.26 SQ M



Second Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 808 SQ FT / 75.04 SQ M



First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 2029 SQ FT / 188.48 SQ M







City

Country

Coast