

THE GRANARY HOUSE

Newton Grange, Near Helmsley



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Charming barn conversion with a couple of acres and glorious gardens, set in the Howardian Hills

*Oswaldkirk 1½ miles • Helmsley 3 miles
Malton and Thirsk 13 miles • York 22 miles*

Entrance and staircase hall • 2 reception rooms • kitchen/ breakfast/living room • utility room • cloakroom wc

Principal bedroom suite with bathroom • study • 3 further bedrooms • bathroom

Car port • garage • garden woodshed • greenhouse • arbour

Small paddock • gardens

In all some 2.5 acres

For Sale Freehold

Blenkin
& Co

ESTABLISHED 1992

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The Granary House, Newton Grange, Near Helmsley YO62 5YG

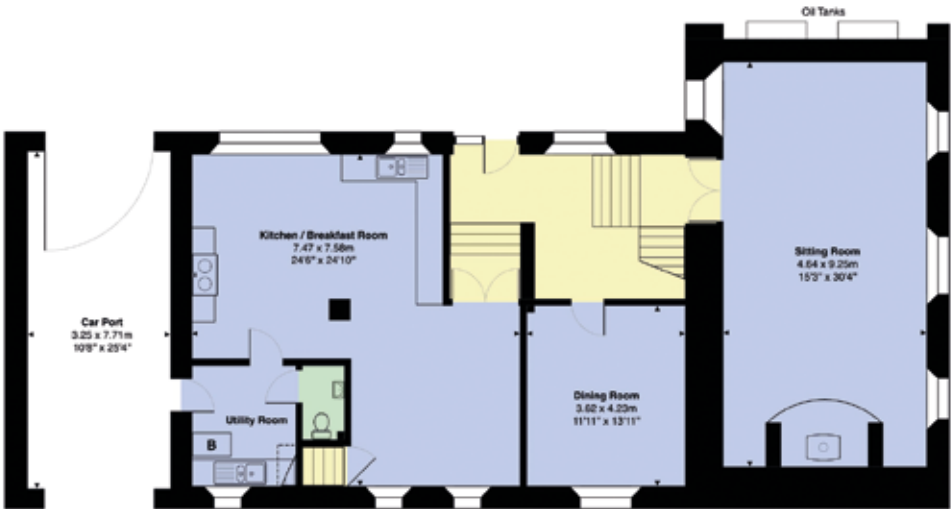
Approximate Gross Internal Floor Area
296.2 SQ M / 3188 SQ FT (excluding car port, garage)

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	71
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



Garage
Gross Internal Area: 37.3 m² ... 401 ft²



Ground Floor
Gross Internal Area: 135.5 m² ... 1458 ft²



First Floor
Gross Internal Area: 160.7 m² ... 1730 ft²

The Granary House is an eighteenth-century barn accompanied by two-and-a-half acres of glorious gardens, grounds and drive. Formerly part of the Newton Grange Estate belonging to the Earl of Feversham and constructed of stone and pantile, it sits within a small, rural hamlet surrounded by the glorious countryside of the Howardian Hills. Converted some 35 years ago, this highly individual house faces west across its extensive gardens which have panoramic viewing points. The property comes with garaging, generous parking and a small paddock and is on the market for the first time in nearly thirty years.

- Link-detached barn conversion within an attractive rural hamlet
- Family house with versatile accommodation of 3188 sq ft
- Full of character and rustic charm
- Large gardens and small paddock
- Long garage and ample private parking
- Area of Outstanding Natural Beauty, on the edge of the National Park
- Some 10 minutes' drive to Helmsley
- Midway between Thirsk and Malton



Tenure: Freehold

EPC Rating: E

Council Tax Band: G

Services & Systems: Mains electricity, water. Oil central heating. Private drainage. Water tank fitted May 2024 with additional pump.

Additional Notes: There is an easement on the neighbouring property to enable occasional secondary access to The Granary House for large vehicles/deliveries.

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

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.





The Granary House is characterised by beams running across ceilings, exposed brickwork, thickset walls with deep sills, Yorkshire stone flags, mellow woodwork including window panelling, skirting and architraves and reclaimed panelled doors - all supporting a rural aesthetic. It is cosy and intimate, with a colour palette of warm earth tones, yet has some lofty ceilings revealing original roof trusses, large rooms and wide picture windows looking out west across the garden. The house offers versatile accommodation with both open plan and separate living space, ideal for a family, and is arranged on staggered levels connected by short flights of steps and two staircases.

The front door opens onto a central hallway with a double height ceiling and galleried landing, giving access to all the principal ground floor rooms. Double doors open to the kitchen/breakfast room, a large L-shaped room accommodating a family-sized breakfast table and sitting area. A timber ceiling looks down upon quarry tiles, there is an oil-fired Aga and fitted units with timber worktops and integrated appliances; alongside is a utility room and cloakroom/wc. The separate dining room is a well-proportioned room and on the southern wing is the drawing room. This characterful room is double aspect and extends 30 ft with a large wood burning stove in a curved brick surround and illuminated by three windows facing south.



A wide staircase rises to the drawing room and then ascends again to the first floor galleried landing. The principal bedroom suite has a lofty ceiling with exposed roof trusses and an outlook across to the Yorkshire Wolds. The en suite bathroom has a skylight, underfloor heating, and includes a large walk-in shower. Connecting to the bedroom is a large double aspect room with its own staircase, currently used as a study but also suitable as a dressing room or occasional bedroom. There are three further bedrooms, one on the southern wing with a neighbouring bathroom that doubles up as the house bathroom. This attractive and spacious bedroom has vertical and horizontal beams and a fine south facing outlook.



Outside

The 500-metre long tarmacadam drive from the B1257 approaches The Granary House through first one arch, link-detached to the house on the southern elevation, and then another on the northern elevation. The second arch is integral to the house and doubles up as a car port behind a five-bar gate. The drive continues through to a large turning and parking area of gravel that leads to the garage and gated paddock. The double length garage is constructed of stone and pantile with strong metal doors. Alongside is an arbour adorned with clematis and with a decked seating area.

Close to the house lies the kitchen garden. This comprises productive apple trees, soft fruit (raspberries, blackcurrants, white currants, gooseberries and rhubarb) along with vegetable beds covered and prepped, protected by a clipped box hedge. Here is a timber woodshed with log store and a greenhouse with water butts and a paved seating area alongside herbaceous borders. There is an outside tap near the back door.

The gardens are diverse and undulating, the sweeping lawns punctuated with multiple varieties of trees, shrubs, and snaking pathways with oak trees lining the northern boundary. Small trees and shrubs underplanted with bulbs form a verdant bank that acts as a visual screen and natural divider between the lower and upper sections of the garden. Steps ascend to the upper lawn where there are magnificent views across to the North York Moors and Yorkshire Wolds. At the far end is a copse with a fernery accompanied by hellebores. The small paddock is largely enclosed by post and rail fencing trained with blackberries.



Environs

The Granary House is part of a hamlet that is connected to Oswaldkirk parish and with a strong connection to Helmsley, a ten-minute drive away. The market town of Helmsley straddles the Howardian Hills and the North York Moors providing essential amenities as well as delicatessens, boutiques, a department store, cafés, restaurants and a thriving arts centre. Alongside its bustling market square are cobbled streets, a medieval castle, an historic five-acre walled garden and the green open parklands of Duncombe Park Estate beyond. The nearby towns of Thirsk and Malton both have railway stations, the former providing a direct service to London Kings Cross. The location of The Granary House is rural but accessible with good access to the city of York, the coast and the A19 connecting to the A1(M) and national motorway network.

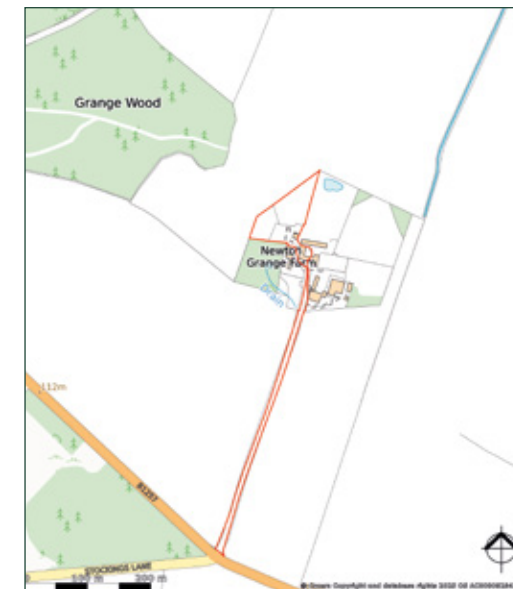
Directions

The drive to The Granary House lies opposite the Oswaldkirk road on the B1257, identified as 'Newton Grange'.

What3words: Drive ///imply.replayed.sweetly,
House ///consults.armful.keys

Viewing

Strictly by appointment.



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, property spec and video highlights:** June 2025. Brochure by wordperfectprint.com



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