

THE OLD VICARAGE

Easingwold



THE OLD VICARAGE

Elegant Georgian house situated in the heart of this popular market town

York 12 miles • Thirsk 12 miles • A1(M) 13 miles • Helmsley 14 miles

Entrance and reception hall • wc • boot room • kitchen/ dining room • utility/study • garden room • 2 further reception rooms • further wc

Principal bedroom with en suite bathroom • 6 further bedrooms • 4 further bathrooms • store room

Attractive gardens • double garage • 3 stores • ample parking

In all some 0.5 acres

For Sale Freehold

Blenkin
& Co

ESTABLISHED 1992

Priestley House, 36 Bootham
York, YO30 7BL
sales@blenkinandco.com
01904 671672

blenkinandco.com

The Old Vicarage, Market Place, Easingwold YO61 3AL

Approximate Gross Internal Floor Area

Main House - 393.7 SQ M / 4237 SQ FT

Total Area: 454.1 SQ M / 4888 SQ FT

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



City

Country

Coast

The Old Vicarage is a landmark house in the heart of Easingwold, a most attractive Georgian market town. Originally built in 1770 with additional wings added in 1812, this Grade II listed property has been thoughtfully and sympathetically renovated in recent years by the current owners and now offers over 4200 sq ft of beautifully proportioned accommodation full of period character. It comes with attractive gardens laid mainly to lawn, timber garages and outbuildings.

- Georgian former vicarage of over 4200 sq ft in central Easingwold
- Built in 1770 with wings added in 1812

- Recently renovated and sympathetically updated by current owners
- Open plan kitchen / dining room extending to 37ft
- Original features including fireplaces, coving, sash windows, high ceilings
- Beautiful gardens of approximately 0.5 acres with croquet lawn, courtyard and mature trees
- Timber garages, outbuildings and ample parking via gravel driveway, behind electric gates
- Grade II listed
- Strolling distance of a host of amenities
- Conservation area



Tenure: Freehold

EPC Rating: Exempt as Grade II listed

Council Tax Band: G

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

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.





Constructed in mellow hand-made brick using the Flemish bond and topped with a traditional pantile roof, The Old Vicarage has been the subject of a comprehensive programme of renovation under the current owners that has not altered the charm of this lovely period house. There is herringbone wood flooring framed by a hallway arch, panelled doors, restored sash windows, fireplaces with open fires, original coving and panelling and a traditional turning staircase with a handsome banister. A key transformation involved reconfiguring the former sitting room, dining room, and utility into a large open-plan kitchen/ dining room - ideal for modern family life. This light filled room with terracotta-tone tiles running throughout now features a bespoke kitchen with island, fitted cabinetry, pantry, and dining area with window seat and built in storage and log burner.

The former kitchen has been converted into a generous and functional boot room with dual aspect windows, half glazed door and LVT flooring. The garden room has been reroofed to create a usable space all year round, and the elegant 22 ft drawing room, with its open fire and French doors to the garden, has been sympathetically restored.

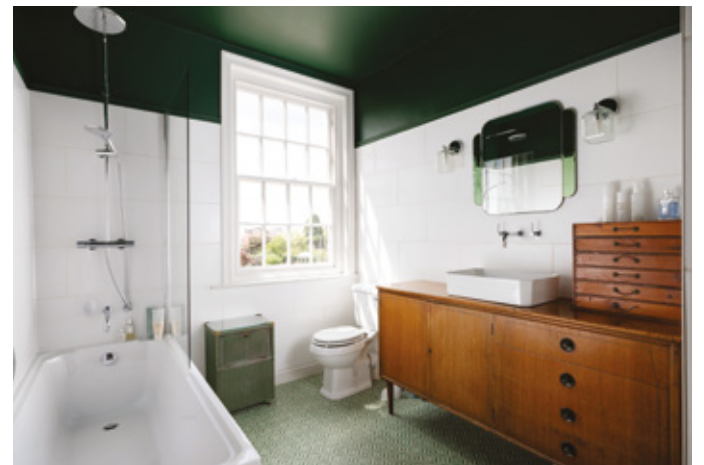
Upstairs, the principal bedroom overlooks the croquet lawn and boasts a crescent-shaped en suite bathroom with a vaulted ceiling and glazed cupola. Five further bedrooms and four bathrooms are found on the first floor, with a charming seventh bedroom with its own bathroom on the top floor, complete with exposed beams and fireplace, providing an ideal guest suite.



Outside

The Old Vicarage is set back from the market place behind a deep grass verge and high yew hedge. The east facing front garden is mainly laid to lawn with a lilac, magnolia and a weeping ash standing sentinel on the northern flank. Double gates alongside open to allow occasional parking at the front. The main gravel drive is accessed from Tanpit Lane. It sweeps around the rear of the property to meet the two timber garages and outbuildings, providing ample room for parking and turning. There is a sunny courtyard accessed from the garden room and beyond, is a sweep of manicured lawns maintained for croquet and bounded by a high brick wall and hedging. Flower beds line the low brick wall that separates the lawned area from the drive, with shrubs and trees – including fruit trees - adding further privacy and foliage to this lovely south-west facing garden.





Environs

Easingwold is a cherished North Yorkshire market town with its Georgian market place and wide range of shops and amenities, all within strolling distance of the house. Supplementing the local state schools are several excellent private schools within easy reach. The town is well connected by road and rail: a bus service runs to York, Thirsk and Helmsley; the mainline railway service can be accessed at York, Thirsk and Northallerton; and the A19 York-Thirsk trunk road by-passes the town.

Directions

From the market place take the turning up Tanpit lane towards the library, The Old Vicarage is immediately on the left hand side after you have turned.

What3words: ///jobs.proudest.baguette

Viewing

Strictly by appointment.



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