

# HIGH BRACKEN HILL

Chop Gate, Bilsdale, North Yorkshire



GSC GRAYS

PROPERTY • ESTATES • LAND







# HIGH BRACKEN HILL

CHOP GATE, BILSDALE, NORTH YORKSHIRE TS9 7LL

HIGH BRACKEN HILL IS AN EXCEPTIONAL, CHARACTER FAMILY HOME WITH FIVE BEDROOMS AND THREE BATHROOMS WITH WONDERFUL GARDENS AND UNRIVALLED VIEWS ACROSS BILSDALE.

THE PROPERTY SITS IN APPROXIMATELY 1.4 ACRES OF GARDENS AND GROUNDS WITH STABLES, A LARGE POTTING SHED, SUPERB GREENHOUSE AND FRUIT CAGE.

## Accommodation

Entrance Porch • Living Room • Sitting Room • Family Kitchen / Dining Room  
Utility Room • Laundry Room • Boot Room • Ground Floor W.C. • Conservatory

Master Bedroom with Dressing Room and En Suite  
Three Further First Floor Double Bedrooms • Luxurious Bathroom with Views  
Modern Shower Room • Second Floor Bedroom or Study

## Externally

Former Stables and Tack Room • Potting Shed with Twin Double Doors for  
Garden Machinery Access • High Quality, Large Cedar Greenhouse  
Vegetable and Fruit Garden with Protective Netting • South Westerly-Facing  
Terrace with Views, Perfect for Entertaining • Pond and Small Brook  
Glorious, Well-Stocked Gardens



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### Situation and Amenities

The village of Chop Gate is idyllically situated in the Bilsdale area between Stokesley and Helmsley. It has its own school, chapel, cricket pitch, village hall and The Buck Inn pub.

The nearby market town of Helmsley offers a range of independent country shops and well-known hotels (The Black Swan and The Feversham Arms, which has its own spa) and is a smart destination for tourists, while the nearby Georgian market town of Stokesley will provide all of the amenities you should need.

Bilsdale is a special place within the North York Moors National Park, known as a valley with thousands of sheep, only a few hundred people and some of the most fantastic views you are likely to find anywhere.

Stokesley 7.8 miles, Helmsley 12 miles, Northallerton 22.7 miles, Middlesbrough 16.2 miles (distances are approximate). Excellent road links to the A19, A66 and A1 providing access to Teesside, Newcastle, Durham, York, Harrogate and Leeds. Direct train services from Northallerton and Darlington to London Kings Cross, Manchester and Edinburgh. International Airports: Teesside, Newcastle and Leeds Bradford.

### High Bracken Hill

High Bracken Hill offers an almost perfect lifestyle opportunity for those with a love of the outdoors. The family home itself provides versatility with annexe potential if required and has been immaculately and thoroughly restored to an exceptional standard, including the addition of under-floor heating to the ground floor.

Large living spaces throughout give plenty of light and the thoughtful layout offers everything a modern family will need, including social areas for those wishing to entertain along with options to escape and read a book or enjoy a nap in some of the quiet, peaceful spots.

The gardens and grounds of High Bracken Hill are truly exceptional, offering something for all the family to enjoy and those with green fingers will adore the well-stocked gardens and quality gardening facilities.









## Accommodation

Stone steps lead up to the main front door, opening into the entrance porch where there is a built-in cloak cupboard, limestone flagged flooring and a window showcasing the magnificent views over the moors towards Bilsdale. From here, there is a hallway with the main staircase to the first floor and further doors to the sitting room and the kitchen/dining room.

The sitting room features an exposed beam and is a peaceful, quiet space in which to relax and enjoy the views down the valley towards the hills.

The open-plan kitchen and dining room is filled with light from windows to two sides. There is ample space for a large table, whilst the sociable kitchen area benefits from a central island and is a lovely space in which to entertain friends and family. There is a good range of fitted units with polished granite worktops and integrated appliances including Neff electric ovens and a five ring Neff induction hob. The adjacent utility room offers a vast amount of space and storage options and is fitted in the same style as the kitchen. The limestone flagged floor continues through here and there is a characterful ceiling beam, additional sink unit, plumbing for a washing machine and a window looking out towards the stables.

A door from the utility leads through to the boot room, which has a further sink unit and houses the gas central heating boiler and water cylinder. There is plenty of space for cloak storage, windows to two sides and a door leading outside, making this an ideal rear entrance when returning from walking in the surrounding countryside.

To the opposite side of the house, the spacious living room really makes the most of the superb views with windows to two sides and double doors opening straight out to the front terrace with uninterrupted views over the valley. The room features a range of hand-built bookshelves, engineered oak flooring and a wood-burning stove with tiled hearth and oak surround. A second staircase leads up to the first floor and there are further doors to the kitchen/dining room, laundry room and conservatory.





The laundry room is fitted with a sink and storage units with plumbing and space for a washing machine and tumble dryer, along with access to the ground floor cloakroom/w.c. This room links through to the conservatory, which is uPVC-built with tiled flooring and access out to the side of the property.

To the first floor, there is a spacious, L-shaped landing, flooded with light from the south westerly-facing window, with a further staircase leading up to the second floor. To one side, there are three, good-sized bedrooms and two bathrooms, which have both been fitted to a modern and luxurious standard. One of the bathrooms features a large step-in shower cubicle whilst the other benefits from a free-standing bath from which you can enjoy a private view of the moors.



The central bedroom, which would also work perfectly as a nursery or a study, links through to the master suite at the other side of the house. Here, you will find a small reception area with fitted cupboards, leading through to the substantial principal bedroom, which has bespoke-made furniture and is well-lit via two large windows embracing the views. A door leads through to the walk-through wardrobe and onwards to the stylish en suite, which has a step-in shower cubicle, low-level w.c, hand wash basin, chrome towel radiator and a window to the rear.

To the second floor, there is an additional bedroom or study with eaves storage and three Velux windows offering stunning, picturesque views of Bilsdale Moor.





### Gardens and Grounds

The property is approached via a long driveway, opening up to a good-sized parking area and leading around to the stables at the rear.

To the front of the house, there are two areas of well-maintained lawn, linked by steps and bordered with shrubs and well-stocked flower beds. Directly adjacent to and accessible from the living room, the Indian stone terrace is a wonderful spot for entertaining, enjoying a south-facing aspect looking down over the valley. There are a number of seating areas to enjoy at different times throughout the day or evening, with terraces, stone-walled boundaries, an orchard and a charming pond which is fed by a small brook running through the garden.

The substantial fruit and vegetable garden is perfect for those with green fingers, separated into beds with a central path, gravelled walkways and complemented by a large, high-specification greenhouse with water butt. The potting shed has twin double doors and offers plenty of storage space for gardening equipment.

Situated at the rear of the property, the stables comprise a large area formerly used as three loose boxes, a store and a separate tack room. Behind this, there is a good-sized area of mown grass which was previously used as a manège and is now used as a fantastic addition to the gardens, perfect for family games.

### Tenure

The property is freehold and will be offered with vacant possession on completion.

### Viewings

Strictly by appointment with GSC Grays.  
Tel: 01748 829 217.

### Local Authority

North Yorkshire Council. Council tax band F.

### Services

Mains electricity with an additional self-switching standby generator, spring water supply and private drainage.

### Wayleaves, Rights of Way and Covenants

High Bracken Hill is sold subject to and with the benefit of all existing rights, including rights of way, light, drainage, water and electricity and all other rights and obligations, easements and all wayleaves or covenants whether disclosed or not. A public footpath runs along the track, before turning off alongside the neighbouring property. This footpath does not cross the land or grounds of High Bracken Hill.

### Boundaries

The vendors will only sell such interest as they have in the boundary fences and hedges, etc. All boundaries and areas are indicative only and subject to verification with the title deeds.

### Water

There is a private spring water supply serving the property.

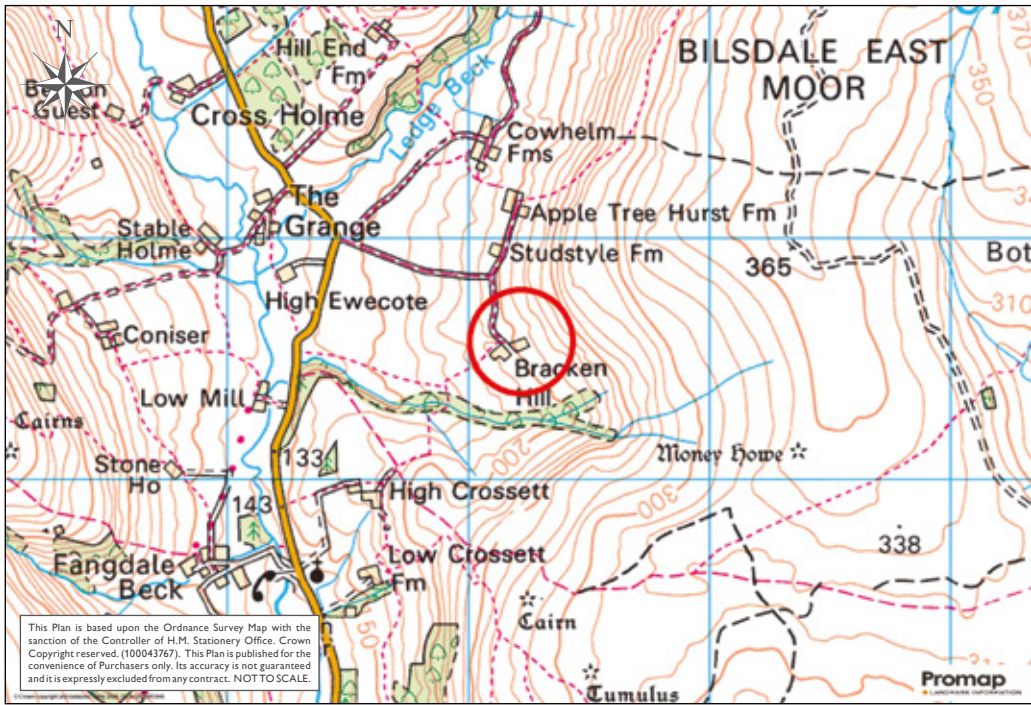
### what3words Location

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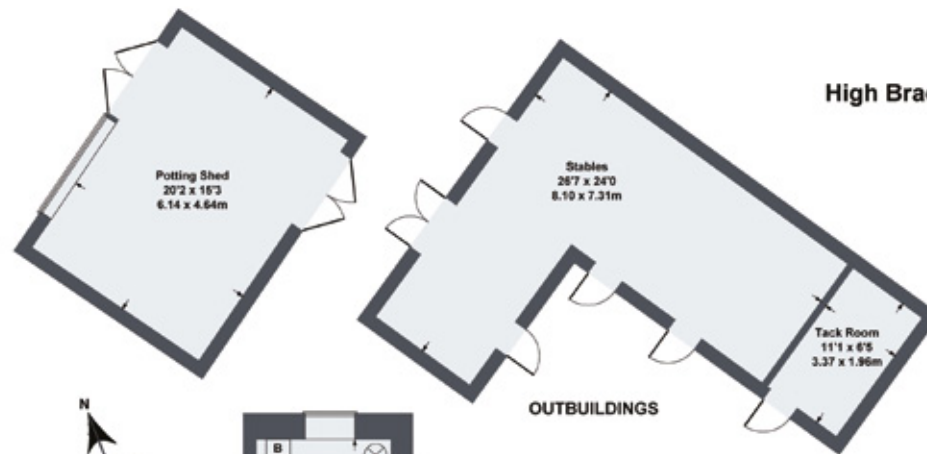












## High Bracken Hill, Chop Gate, North Yorkshire, TS9 7LL

Approximate Gross Internal Area : 3089 sq ft - 287 sq m

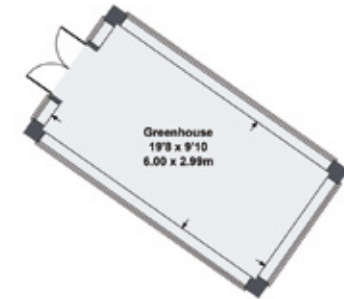
Outbuildings : 990 sq ft - 91 sq m

Total : 4059 sq ft - 378 sq m

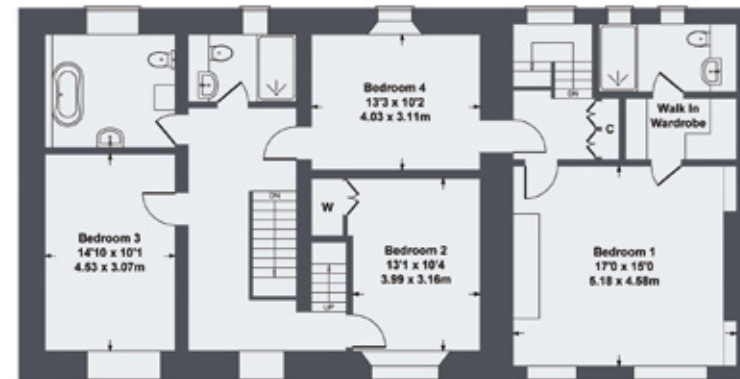
### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

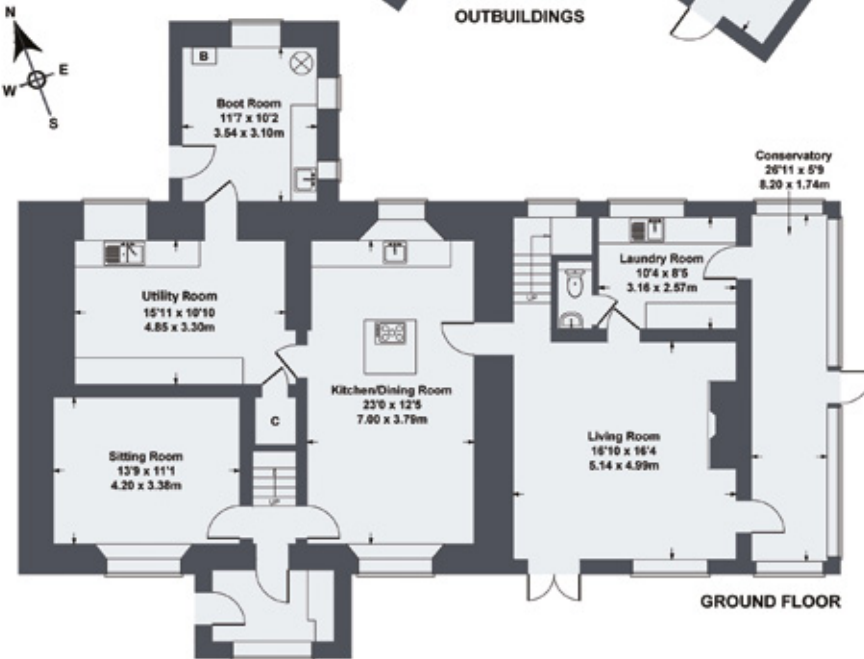
Produced by Potterplans Ltd. 2024



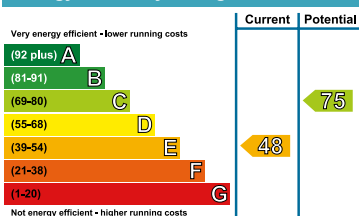
### SECOND FLOOR



### FIRST FLOOR



### Energy Efficiency Rating



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PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: June 2025

Photographs taken: June 2025



