



Church Farm

Scawton, Thirsk, North Yorkshire, YO7 2HG



RobinJessop



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A Substantial Detached Country Property Situated in a Quiet Yet Desirable Village Location with Large Gardens & Paddock Extending to Approx. 1 Acre.

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| • Charming Detached Country House | • Extensive Accommodation with Four Reception Rooms | • Double Garage & Parking |
| • Four/Five Bedrooms | • Landscaped Gardens | • Desirable Rural Village Location Close to Helmsley |
| • Wealth of Retained Character Features | • Grass Paddock with Orchard | • Guide Price: £1.0M |

SITUATION

Rievaulx 2 miles, Sutton Bank 2 miles, Helmsley 5 miles, Thirsk 8 miles, Teesside 28 miles, York 29 miles (all distances are approximate).

Church Farm is attractively situated towards the southern end of the popular small rural village of Scawton in the picturesque North York Moors National Park. The village benefits from a 12th Century Church and a renowned Gastro Pub and is surrounded by beautiful open countryside. It is also well placed for many local walks which lead to local villages and beyond.

Scawton is a relatively short distance from the popular and thriving market towns of Thirsk and Helmsley where there is a wide range of shops and amenities. The property is also well placed in relation to the A19, on the edge of Thirsk which brings the larger centres of Teesside and York within early reach.

AMENITIES

Shopping – nearby Helmsley, Kirkbymoorside, Malton, Thirsk, Northallerton.

Larger centres – Teesside, York, Harrogate and Leeds.

Schools – Primary Schools at Helmsley, Nawton, Kirkbymoorside, Ampleforth, Terrington Hall & Thirsk

Secondary schools at Helmsley, Pickering, Thirsk & Northallerton

Private schools – Ampleforth, Cundall Manor, Yarm, Queen Mary's, Queen Margaret's

Railway Stations – York, Thirsk, Pickering (Heritage route), Northallerton, and Yarm.

Airports – Teesside International, Newcastle and Leeds/Bradford.

Leisure Centres – Kirkbymoorside, Ampleforth, Thirsk, Northallerton, Stokesley and Teesside.

Golf – Kirkbymoorside, Thirsk, Easingwold, Malton & Romanby

Hacking out – good local bridle paths and access to the extensive network of byways and bridle paths around the North York Moors National Park.

Country Sports – the area is well served with local country pursuits including hunting, shooting & fishing.

DESCRIPTION

Church Farm is a most attractive, detached character property which stands superbly opposite the Church of St. Mary in the village of Scawton. The property offers spacious and flexible accommodation which would suit a number of buyers and has been very well maintained during the vendors 23-year ownership. Many character features have been retained including exposed timber beams, stone fireplaces and Yorkshire stone flooring.

The property has underfloor heating throughout and is entered into via a welcoming reception hall with a galleried

landing above, which leads through into the large kitchen and family room.

The kitchen features a range of bespoke wooden wall and base units which are complemented by granite worktops and a twin Belfast style sink. There is a traditional oil-fired Aga with gas module, together with integral appliances and a useful larder cupboard.

Adjoining the kitchen is a living area with an old cast iron range with working fire, and a dining area with bespoke shelving units. This makes a great family room and usefully has a utility/boot room just off which provides access to the rear garden.

Across the reception hall is the dual aspect sitting room which features an impressive stone fireplace and has a staircase leading up to the first floor. Leading through is the dining room with exposed beams and living room with stone fireplace and doors leading out to the gardens together with a

second staircase providing access to the first floor.

Completing the ground floor is the substantial 35ft drawing room with a vaulted ceiling with exposed timber beams and an impressive stone built open fireplace. An oak staircase leads up to a mezzanine level which is used as a library with 'Beaver Man' fitted shelving. Below is an office which is perfect for home working with other potential uses being a play room, hobby room or home gym.

To the first floor there are four double bedrooms, which are accessed via two staircases. The principal bedroom has a dual aspect and benefits from fitted furniture together with an ensuite bathroom. The second bedroom also has fitted furniture and an ensuite shower room. The two further bedrooms have use of a house bathroom with WC, basin and bath with shower over.

Externally the property is complemented by generous gardens and grounds which wrap around the property. To the front is a pretty cottage style garden with established trees and flower borders together with paved areas and space for seating.

To the rear is the main garden which features a large lawn and patio area with raised flower beds and flower borders.

There is a timber framed summer house and BBQ area.

To the side of the property is the driveway which provides ample off-road parking for a number of vehicles together with a double garage and an EV charging point.

Beyond the gardens there is a grass field which is bordered by woodland and part is planted with a mix of fruit trees. This provides excellent amenity space and will appeal to those looking to keep a pony, sheep or bees. This is the location of a Scheduled Monument under which lay fortifications/monuments of the ancient castle. Further details can be provided upon request.

Overall, Church Farm would make an excellent family home in a tranquil location which is also very accessible to a number of local towns and larger cities. Viewing is strongly advised.

GENERAL REMARKS & STIPULATIONS

Viewing

Strictly by Appointment with Robin Jessop Ltd – Telephone 01677 425950 or 01969 622800.

Offers

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.

Money Laundering Regulations

Please note that if you are the successful purchaser it is now a legal requirement for you to provide 2 forms of ID. This will need to be provided personally in our office.

We will then take copies of both this and proof of funds, which we also require to comply with Money Laundering Regulations.

Method of Sale

The property is being offered for sale initially by Private Treaty. If you would like to discuss any matter concerning this sale, then please kindly record your interest with Mr. Tim Gower MRICS or Mrs. Samantha Peacock MNAEA as soon as possible and preferably in writing enabling us to keep you informed as to how we propose to conclude the sale.

Tenure

The property is freehold and vacant possession will be given upon completion.

Council Tax

Band H.

Energy Performance Certificate

Rating D/63. Full report available upon request.

Boundaries

The Vendors will only sell such interests (if any) as they may have in the boundary fences, ditches and walls and other

boundaries separating this property from other properties not belonging to them. The boundaries are shown edged in Red on the plan within this brochure.

Services

Mains electricity. Mains water. Private drainage to a septic tank which is shared with the neighbouring cottage. Oil fired central heating.

Fixtures & Fittings

Only those fixtures and fittings described within this brochure are included in the sale. All fitted carpets and blinds are included.

Listing

The property is not listed.

Easements, Rights of Way & Restrictions

The property is sold subject to and with the benefit of all rights of way, whether public or private, light, water, drainage, sewage, support and easements and other restrictive covenants existing and proposed wayleaves for masts, pylons, stays, cables, drains, water, gas and other pipes whether mentioned in these particulars or not.

Scheduled Monument

Please note that the grass paddock is designated as a Scheduled Monument with English Heritage. The site and the property is therefore of historical

importance in this stunning and picturesque village.

Right of Way

Please note there is a public right of way through the corner of the paddock. A plan showing the route is available but it does not affect the privacy of the property.

WHAT3WORDS

Every three metre square of the world has been given a unique combination of three words. A free App is available for iOS and Android smartphones and using the unique sequence of words below you will be able to pinpoint this property.

///protected.talents.comedians

Local Authority

North Yorkshire Council, County Hall,
Racecourse Lane, Northallerton, DL7 8AD
Tel: 01609 780780

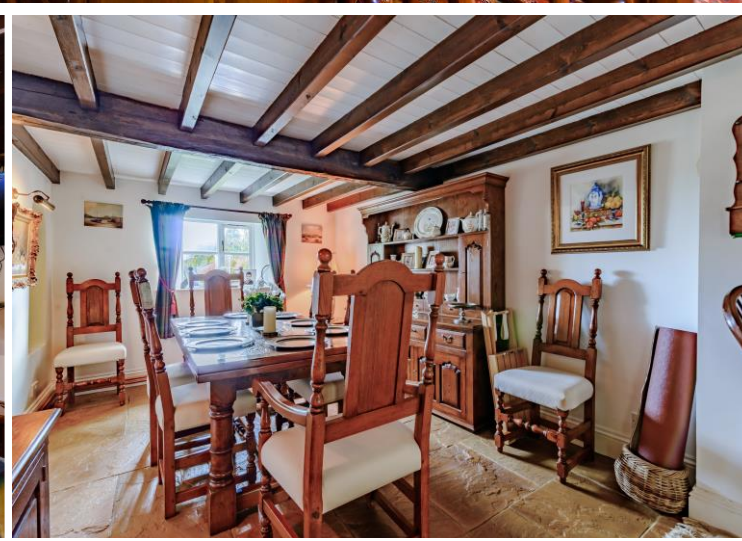
Local Planning Authority

North Yorkshire Moors National Park, The
Old Vicarage, Bondgate, Helmsley, York,
YO62 5BP
Tel: 01439 772700











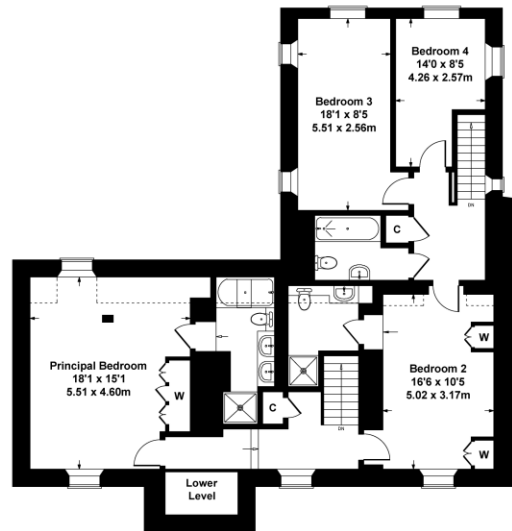
Church Farm Scawton, Thirsk

Approximate gross internal area

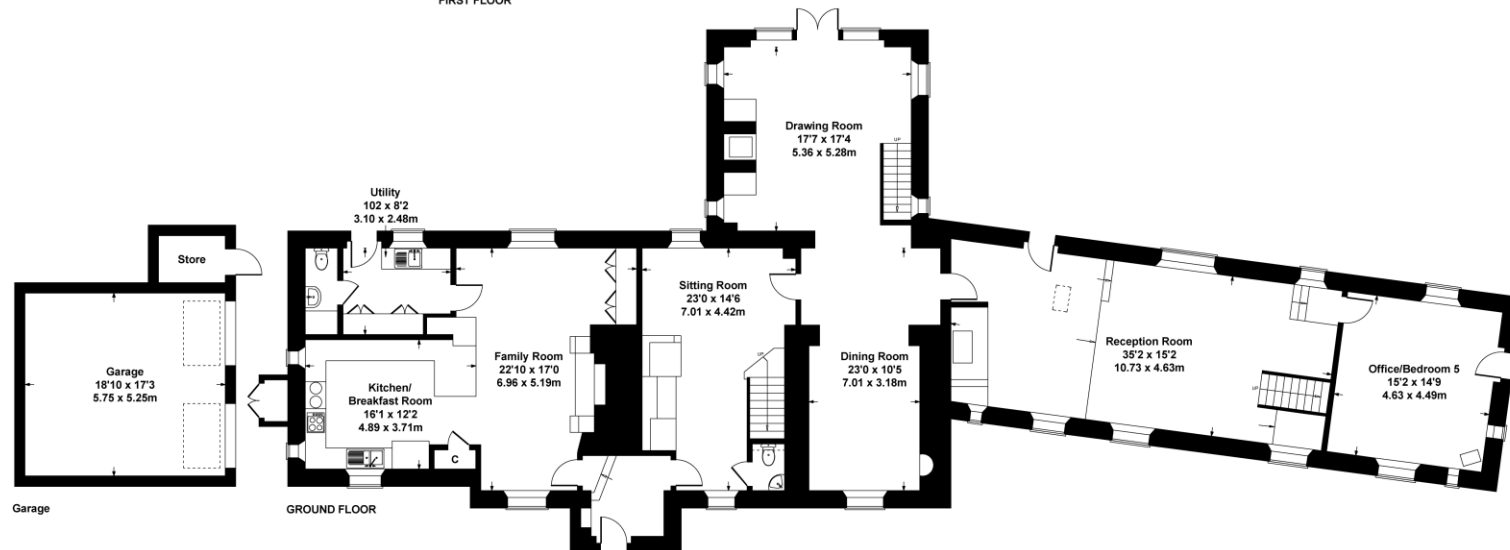
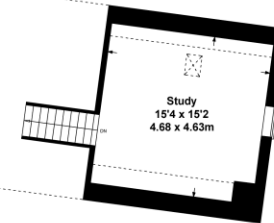
House 368 sq m - 3961 sq ft

Garage 33 sq m - 335 sq ft

Total 401 sq m - 4296 sq ft



FIRST FLOOR



GROUND FLOOR

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.



Plan for identification Purposes Only

Produced on Land App, Oct 18, 2025
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