



Westholme

York Road, Thirsk, North Yorkshire, YO7 3AE



Robin Jessop



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A 25.52 Acre Smallholding With High End Holiday Let And Range of Agricultural Buildings Located on the Edge of Thirsk

- 25.52 Acre Smallholding
- Five Bedroom Traditional Farmhouse
- 3 / 4 Bedroom Holiday Let
- Range of Agricultural Buildings and Stables
- Rural Countryside Setting
- Accessible to a Number of Market Towns & Transport Links
- Further Extension Potential
- Large Garden
- Agricultural & Equestrian Potential
- A Rare Opportunity
- Guide Price : Offers in Excess of £1.2m

INTRODUCTION

We are delighted to receive instructions to place Westholme on the open market by our vendors. Over their ownership of the property, they have created a fantastic and unique residential smallholding which will suit a number of buyers, including those who are agriculturally or equestrian minded. As well as those looking to take over a truly unique property in a rural yet accessible setting.

Properties of this nature rarely come to the market and early expressions of interest are advised to prevent missing out on the opportunity.

SITUATION

Bagby 1 mile, Thirsk 2 miles, Easingwold 8½ miles, Northallerton 10 miles, York 23 miles, Harrogate 27 miles, Darlington 40 miles (all distances are approximate)

The property is accessed down a private farm track which runs to the A19. The property is located in close proximity to the market town of Thirsk and other smaller villages such as Bagby, Sessay and Dalton

which provides a wide range of services, amenities and facilities. The property's location is also close to both the A19 and the A1(M) which brings larger centres such as Easingwold, Boroughbridge, York, Northallerton and Darlington into a reasonable commuting distance. There is also a mainline railway service at Darlington, Thirsk and Northallerton with regular trains to London Kings Cross and Edinburgh.

Upon arriving at the property, it is entered via a gated access onto a 220 metre farm track between the holding's grassland either side of it leading to the farmhouse. The track extends beyond the farmhouse to reach the holiday cottage located in the Northern corner.

DESCRIPTION

Westholme comprises a unique rural smallholding with a traditional farmhouse, a range of agricultural buildings and stables and a high end holiday let which is located in a rural, yet accessible location on the edge of the market town of Thirsk.

The brick built farmhouse stands well within the centre of the holding. The property has been well maintained and extended over the years to create a superb family home which extends to 2863ft². The property benefits from oil fired central heating, septic tank drainage and is fully double glazed.

Although the property has been extended over time, it has been done so in such a way which maintains its practicality and flow to create both a home which is ideal for families and entertaining. It is entered into via a welcoming utility room/boot room with a downstairs WC. This room then leads into the kitchen and dining area which benefits from wall and floor units with granite worktops, island, multi fuel burner and usefully created small office area. The room also features a number of windows and bifold doors which provides very light and airy accommodation. From the kitchen you then lead into the hallway, then the snug with Calor gas fire and views over the front of the property and the dining room

with bay window. From the dining room it then leads into the large sitting room with Calor gas fire and French doors to the garden.

The first floor of the property is accessed via a staircase in the hallway which leads to a large landing area, from which you are able to access the four double bedrooms and the single bedroom. Of the bedrooms, the largest also features an en-suite, walk-in wardrobe and dual aspect views of the surrounding land and open countryside beyond. Equally, the second largest bedroom also features a useful en-suite as well as built-in wardrobes. The first floor of the property is finished off by the two other double bedrooms, single bedroom and family bathroom which features a free standing bath, WC, sink and walk-in shower.

Externally, the farmhouse is complemented by substantial gardens which wrap around the property. At the front of the property there is also a pond and to the rear there is a lawned area with summerhouse and patio which is ideal for "Al Fresco" dining or

enjoying the summer months. The property also features a good sized garage/workshop with roller shutter door and parking area to the side of the property.

Holiday Let

In the northern corner of the property is a barn conversion style holiday let which has recently been constructed. The property has been finished to a very high standard and is separated from the farmhouse in order for each property to maximize its privacy. The property is entered into a lobby area from where the ground floor rooms lead off with a large double bedroom, family bathroom with WC, sink and shower. The heart of the property the kitchen/dining and living area which has stunning views.

The property has been finished exceptionally well with quartz worktops, stone flagged floors and a dual room fire. The kitchen area also has French doors leading to the patio and garden beyond. The first floor of the property is reached via the stairs in the lobby area and leads to three double bedrooms, all of which are well proportioned and the middle room benefits from a large glazed window with stunning views to the west. The property is finished off by the family bathroom with bath, WC and walk-in shower.

Externally, the holiday let features a separate parking area and patio area off the kitchen which leads onto the private lawned garden.

Buildings

Westholme also features a large general purpose building extending to 20.91m x 12.41m with a lean-to. This building has previously been used for storage, however, more recently it did receive planning permission to be converted to a barn used for hosting weddings and still holds potential for a range of other uses. Next to the building is another building which is used for stabling and features 8 stables which leads to the paddocks. Equally, the stables could also be used for other purposes to suit the needs of the buyer.

Land

Westholme extends to 25.52 acres of grassland which is currently separated into 6 useful paddocks, all of which can be accessed from the farm track or through the individual paddocks. It is useful for grazing, livestock or horses. The land is classified as Grade 3 Agricultural Land in accordance with the Agricultural Land Classification Maps. There is a footpath which runs along the south eastern boundary of the land which runs between the A19 and Bagby, however, we are informed that this footpath is rarely ever used.

Although Westholme has been very well maintained, it would benefit from some modernisation in areas, offering a very rare opportunity to purchase a unique and individual rural smallholding and the ability to create a fantastic family home with “ready to go” holiday let to create additional income.

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. Mitchell Corney MRICS FAAV or Mr Robin Jessop FRICS FAAV 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.

Council Tax

Band F.

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.

Services

Farmhouse

Mains electricity. Mains water. Private drainage to a septic tank. oil fired central heating.

Holiday Let

Mains electricity. Mains water. Private drainage to a Septic Tank. Calor gas fired central heating.

Fixtures & Fittings

Only those fixtures and fittings described within this brochure are included in the sale.

Septic Tank/Private Drainage

We have been informed that the property has a septic tank and would advise any prospective purchaser to check it complies with current standards introduced in 2020.

WHAT3WORDS

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Planning

The Holiday Let on the property has been granted planning permission specifically for Holiday Let use only.

Local Authority

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



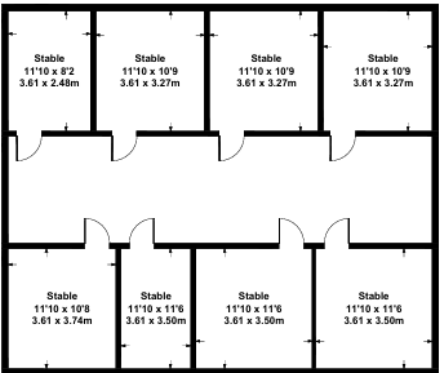








Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



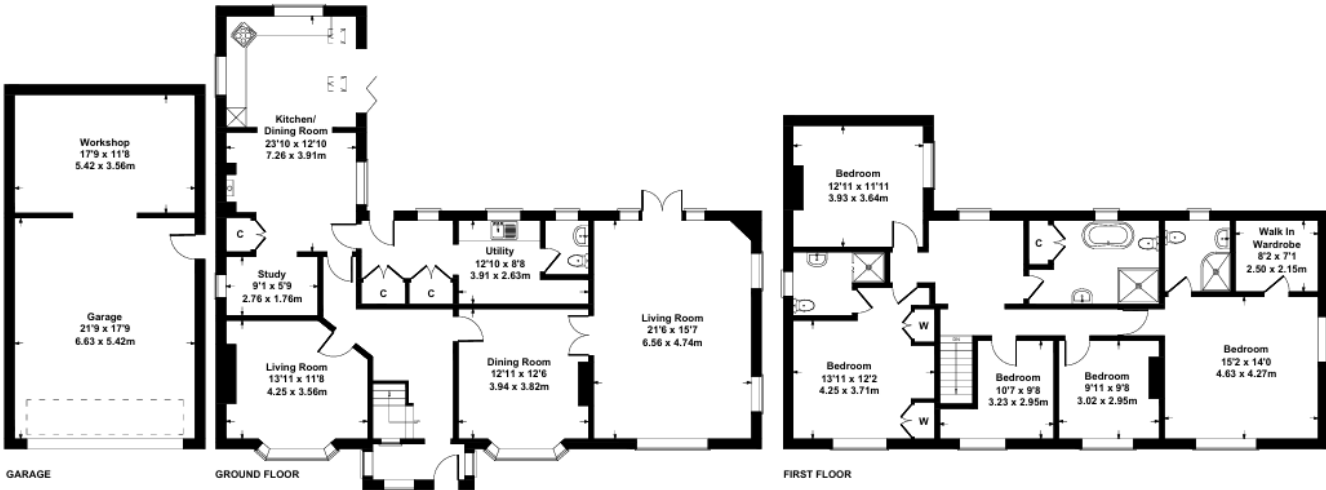
OUTBUILDING



BARN

Westholme, York Road Thirsk

Approximate gross internal area
House 266 sq m - 2863 sq ft
Outbuilding 396 sq m - 4263 sq ft
Garage 36 sq m - 388 sq ft
Total 698 sq m - 7514 sq ft



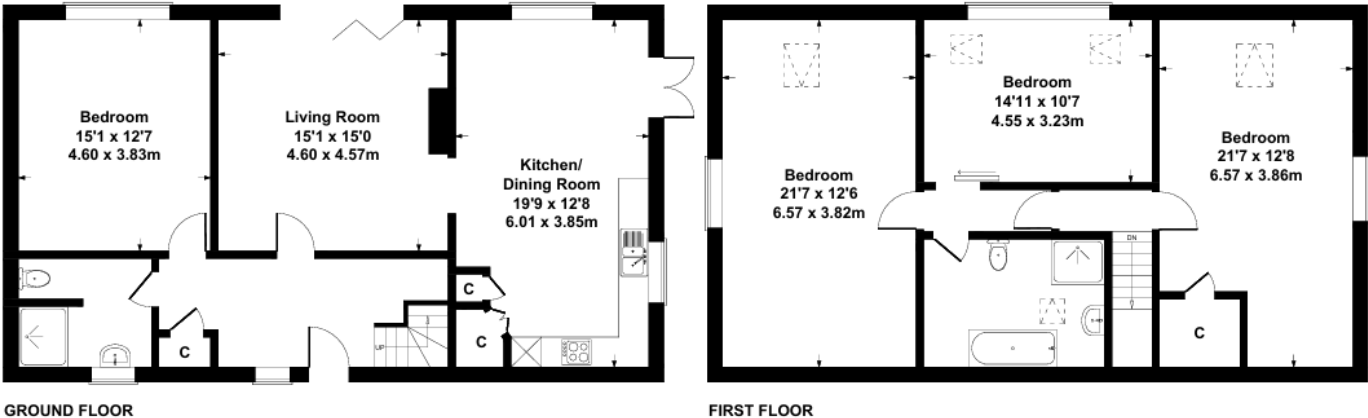
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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.

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Annexe, Westholme, York Road, Thirsk

Approximate gross internal area
House 173 sq m - 1862 sq ft



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