



## DERE STREET HOUSE

LITTLE HOLBY | NORTHALLERTON | NORTH YORKSHIRE | DL7 9LN

*A distinguished Georgian-style residence. Originally constructed in 1900 as part of the esteemed Hornby Castle Estate, this fine gentleman's residence was designed to embody the stylish and elegant proportions of classic Georgian architecture.*

*Originally serving as the farmhouse to the surrounding land, Dere Street House has been thoughtfully restored and enhanced by the current owners to create an exquisite, comfortable family home seamlessly blending historical charm with modern conveniences.*

*Situated in the tranquil hamlet of Little Holtby, near Hackforth.*

*Dere Street House enjoys a prominent and private position, approached via a long, tree-lined driveway. This approach leads to generous hard-standing parking to the rear of the property.*

*Internally, the home's well-planned accommodation spans three spacious floors, offering an abundance of space for family life, entertaining, and hosting guests. Each room showcases fine period craftsmanship with large windows and high ceilings that flood the interior with natural light.*

*Dere Street House stands as a testament to refined living, beautifully restored to honour its rich heritage while providing the comforts expected of a modern family home.*

*Set within 3.6 acres of south-facing, beautifully landscaped gardens and grounds, Dere Street House offers an inviting outdoor retreat. The property is framed by mature trees, expansive lawns, and carefully curated planting schemes that bring colour and interest year-round.*

*The gardens are carefully maintained and tended, creating a harmonious blend of open space and lush greenery that enhances the property's natural charm throughout the seasons.*

## ACCOMMODATION

### GROUND FLOOR

- Reception hall
- Sitting room
- Dining room
- Open plan living kitchen
- Utility room/boot room
- Cloakroom

### FIRST FLOOR

- Light and spacious landing
- Generous guest bedrooms with en-suite bathroom
- Generous guest bedroom with en-suite shower room
- Two further double bedrooms
- House bathroom

### SECOND FLOOR

- Landing
- Spectacular principal bedroom with dressing room and luxurious en-suite bathroom

### EXTERIOR

- Long tree-lined driveway
- Ample off-road parking
- Landscaped gardens and grounds
- Parterre
- Mature specimen trees
- Well stocked shrub and herbaceous borders
- Dining and entertaining areas
- Orchard
- Summer house
- Timber stores
- Utility/compost areas
- Land measuring in total approximately 3.6 acres

## GROUND FLOOR

Upon entering the property, through the grand reception hall, one is immediately captivated by the sense of scale and elegance that defines this exceptional residence. The reception hall, is a true showpiece of the home, retains its original pine flooring preserved to highlight the character and craftsmanship of its origins. This magnificent entryway sets the tone for the level of detail and quality that unfolds throughout the property.



The formal drawing room boasts refined elegance and historical charm. Bathed in natural light from its large windows, overlooking the gardens and grounds, this room exudes warmth and sophistication. An elegant fireplace with a beautifully crafted surround serves as the focal point, featuring an open fire that invites relaxation and intimate gatherings. The room's original pine flooring adds a touch of authenticity, grounding the space in its heritage while complementing the room's timeless appeal, blending classic style with inviting comfort.



A charming and relaxed sitting room offers a more informal ambiance, ideal for everyday family use. At its heart is a striking period fireplace with an original surround, providing a warm and inviting focal point with its open fire. Large windows fill the room with natural light, enhancing the warmth of the original pine flooring and creating a bright, airy atmosphere. Versatile in function, this delightful space could easily serve as a cosy sitting room or as a dining room.



At its heart is the expansive open-plan living kitchen, a truly inviting and multifunctional space that serves as the hub of the home. Designed with refined custom cabinetry in a painted finish, the kitchen boasts a luxurious combination of timber and granite work surfaces. At its centre, a large, beautifully crafted island with an overhead pan rack offers additional workspace for food preparation. The ceramic floor tiling adds a touch of elegance and durability, complementing the kitchen's overall design.

This impressive kitchen is fully equipped for the culinary enthusiast, featuring a four-oven electric Aga, an additional electric oven, electric hob, and dishwasher, making it as functional as it is beautiful. The layout also includes ample room for a large dining table, ideal for family meals or hosting guests in a warm, welcoming setting.





Adding to the charm, a relaxed seating area is thoughtfully integrated into the space, creating the perfect spot for morning coffee or informal gatherings. French doors open out to an elegant outdoor dining terrace, seamlessly connecting the indoors with the landscaped gardens beyond. This terrace is ideal for alfresco dining and summer entertaining, making this entire open-plan kitchen and living area a versatile space designed for both everyday family life and memorable entertaining.

Furthermore, there is a beautifully appointed ground floor WC. A practical and spacious utility/boot room features a range of fitted cabinetry, including dedicated storage for coats and boots. This functional space also includes a convenient dog shower, stainless steel sink, along with ample room for both a washing machine and tumble dryer, ensuring everything is neatly organised and easily accessible.







## FIRST FLOOR

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Experience the seamless elegance of this impressive family home as you ascend to the first floor via the original turned staircase leading to a spacious landing giving access to four generous bedrooms.

*The first-floor features four spacious and beautifully presented bedrooms, each with its own unique charm. Bedroom 2 boasts original pine flooring, two double fitted wardrobes, and a decorative fireplace, while offering stunning views over the gardens and grounds. It also benefits from an en-suite bathroom with a separate shower, partial tiled walls, a heated towel rail, and electric underfloor heating. Bedroom 3, with its original pine flooring and built-in wardrobe, enjoys views over the gardens, providing a tranquil space. Bedroom 4 overlooks the orchard at the rear and includes built-in wardrobes, along with an en-suite shower room featuring a walk-in shower, white sanitary ware, feature tiled flooring, a heated towel rail, and electric underfloor heating. Bedroom 5 offers a decorative fireplace and built-in storage, adding both character and practicality.*





*The elegant staircase continues to the second floor with its half landing and large feature window.*

*A house bathroom is equally impressive, featuring a cast-iron freestanding bath, a separate shower, timber flooring and a heated towel rail for a luxurious touch.*





The second floor is home to the stunning, newly created principal bedroom suite, a true sanctuary of luxury and comfort. This exceptional space is complemented by an adjoining dressing room, which is thoughtfully designed with a range of custom-made, fitted wardrobes offering ample storage while maintaining a seamless and elegant aesthetic.

The suite leads into a magnificent en-suite bathroom, a tranquil haven featuring a freestanding bath, perfect for relaxation. A large walk-in shower adds to the sense of indulgence, while the dual "his and hers" ceramic sinks elevate the space with their sophisticated design. The travertine-tiled flooring not only enhances the overall luxurious feel but is also equipped with underfloor heating, ensuring warmth and comfort throughout.

This entire floor has been meticulously designed to offer both functionality and a high-end, spa-like experience.



# Dere Street House, Little Holtby, Northallerton, DL7 9LN

Approximate Gross Internal Area  
Ground Floor = 1828 sq ft / 169.9 sq m  
First Floor = 1449 sq ft / 134.6 sq m  
Second Floor = 921 sq ft / 85.5 sq m  
Total = 4198 sq ft / 390 sq m

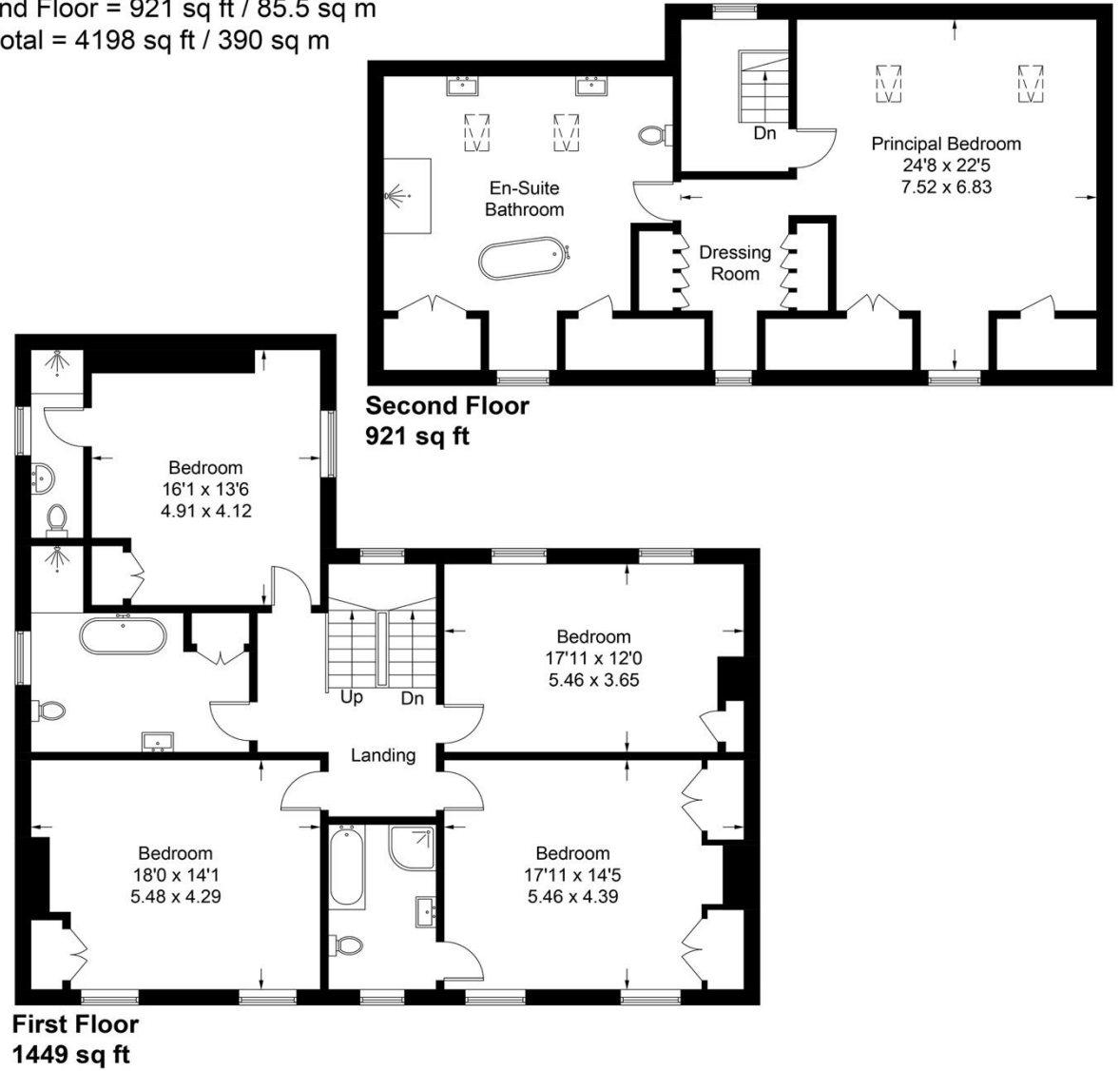
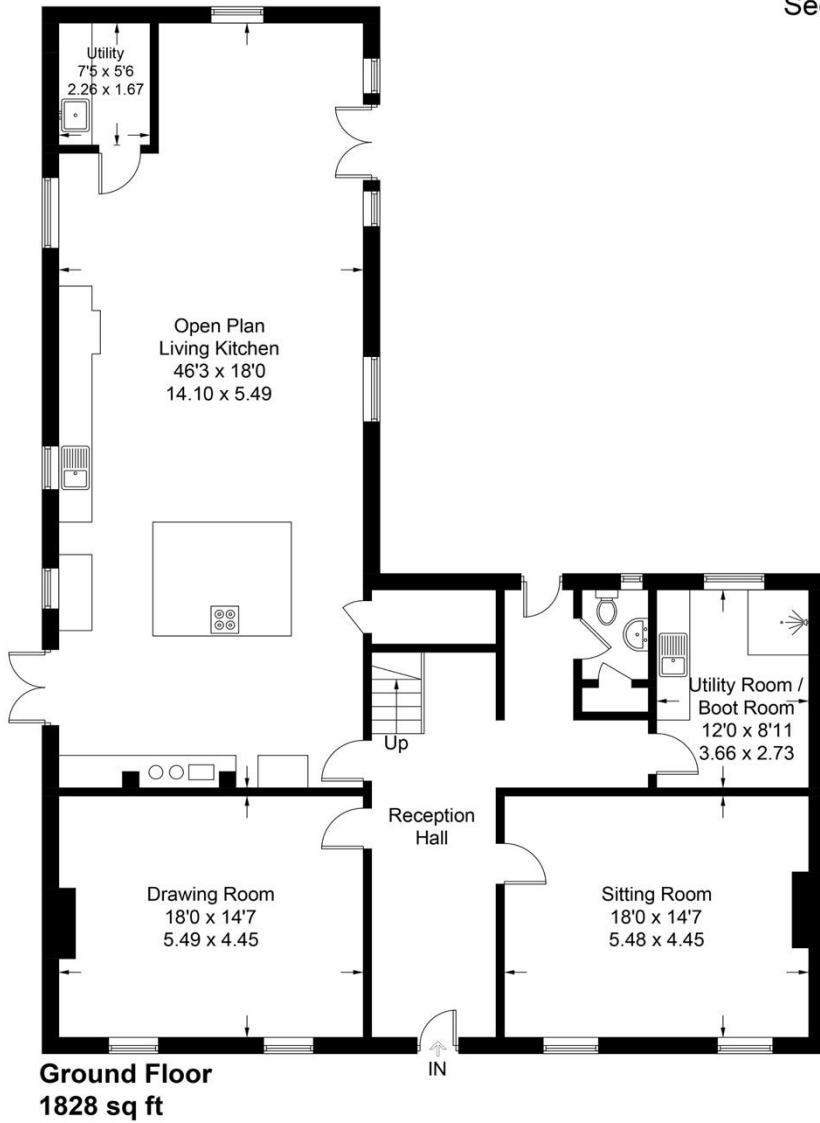


Illustration for identification purposes only, measurements are approximate, not to scale.



## GARDEN AND GROUNDS

One of the property's most outstanding features is its magnificent and extensive landscaped gardens and grounds, a true testament to the beauty of nature. The impeccably maintained, sweeping lawns offer a lush, verdant canvas, creating a sense of grandeur and serenity. Harmonising effortlessly with the natural surroundings, deep herbaceous borders, mature shrubs, and majestic specimen trees adorn the landscape, lending both grace and beauty to the expansive grounds. The grounds are thoughtfully divided into formal and informal areas, each offering its own charm and appeal.

The formal gardens feature a beautifully designed parterre, with topiary planting creating an air of elegance and refinement. These formal spaces lead to the more relaxed, informal gardens, where the landscape opens up with sweeping lawns and abundant greenery. To enhance outdoor living, a charming summerhouse provides an ideal space for entertaining, offering a peaceful retreat with stunning views of the surrounding grounds.

To the rear, an orchard offers a delightful area for relaxation, while a wooded copse adds a sense of privacy and tranquility. Practical areas such as utility and compost spaces are discreetly integrated into the grounds, ensuring functionality without compromising the property's aesthetic beauty. In addition, timber stores are strategically placed throughout the grounds, providing ample space for storage while maintaining the landscape's pristine appeal.

Together, these carefully designed features come together harmoniously, creating a landscape that is both picturesque and practical, perfectly complementing the setting of this beautiful home.











## SETTING

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Occupying an impressive position, Dere Street House, commands attention with its distinguished and captivating setting. As you approach the property, a sweeping tarmac driveway gracefully leads to the rear, where ample parking is provided to accommodate numerous vehicles. The grand entrance makes an immediate statement, setting the tone for the elegance and sophistication that awaits inside.

Little Holtby, near Hackforth, is situated in a tranquil corner of North Yorkshire, offering a picturesque rural setting with easy access to local amenities. The area is known for its scenic beauty, with lush countryside views.

Local amenities include shops, veterinary services, and schools, with the nearby market towns of Bedale and Northallerton providing additional options

The surrounding landscape offers plenty of opportunities for outdoor activities, from walking and cycling to horseback riding, with the Yorkshire Dales and North York Moors national parks just a short distance away.

With convenient access to local roads and the A1(M), commuting to major towns and cities across the northeast is easy and efficient.

# LOCATION

## BEDALE

Located approximately 5 miles southeast of Little Holtby, is a charming market town in North Yorkshire. The town is well-known for its historical architecture, traditional market square, and a variety of independent shops, cafes, and restaurants. It serves as a hub for the surrounding rural area, providing essential amenities such as supermarkets, schools, and health services. Bedale also offers a range of leisure facilities, including sports clubs, parks, and walking trails, making it a great location for both residents and visitors.

Its proximity to Little Holtby allows residents of the rural village to enjoy a peaceful country lifestyle while benefiting from easy access to Bedale's amenities.

## NORTHALLERTON

Northallerton, located around 10 miles northwest of Little Holtby, is a thriving market town that offers a wide range of amenities and services. Known as the "Gateway to the Dales," Northallerton boasts a rich history and a bustling high street filled with shops, cafes, and restaurants. The town also provides essential services including supermarkets, a medical centre, schools, and a railway station, offering excellent connections to larger cities via the east coast main line.

In terms of leisure, Northallerton has a variety of parks, sports facilities, and cultural offerings, making it an attractive destination for both locals and visitors. Its proximity to Little Holtby allows residents of the village to easily access these amenities, while still enjoying the tranquility of rural living.

## EDUCATION

The area around Little Holtby offers an excellent range of educational options, catering to families with children of all ages. In Bedale, Bedale Primary School and Bedale High School provide well-regarded options for primary and secondary education. Northallerton, located just a short drive away, offers additional schools, including Northallerton School & Sixth Form College, which offers both secondary education and post-16 options.

For those seeking independent education, Aysgarth Prep School is situated in the nearby village of Newton le Willows. Barnard Castle School, located about 18 miles to the west, is a prestigious private school offering both day and boarding options for children aged 4 to 18. Known for its strong academic reputation and wide-ranging extracurricular activities. These schools, combined with excellent transport links, make Little Holtby an ideal location for families seeking a variety of educational opportunities.

## TRANSPORT LINKS

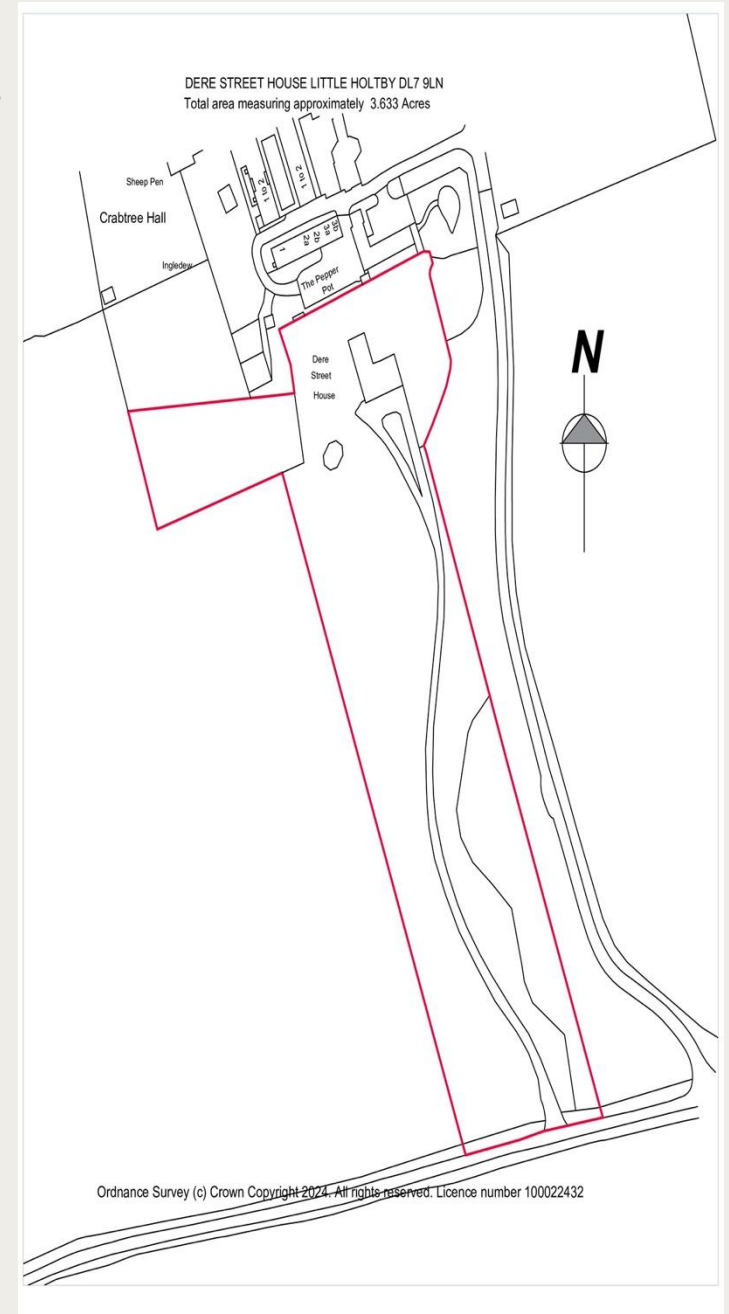
**Roads:** Little Holtby is well-connected by road, offering easy access to a range of key routes that link the village to nearby towns and cities. The A1(M) just two miles away provides direct access to major regional destinations. This makes Little Holtby an ideal location for those who need to commute or travel for work, while still enjoying the tranquility of a rural setting. The A684 is another important route that runs through the area, linking Little Holtby to nearby Bedale, Northallerton, and further west toward Barnard Castle.

**Trains:** Northallerton Railway Station: Located about 10 miles from Little Holtby, Northallerton is a key station on the East Coast Main Line. It offers regular services to major cities such as London and Edinburgh, making it a convenient option for long-distance travel. The station also provides connections to regional destinations.

**Airports:** Teesside International Airport: Located around 25 miles, offers both domestic and international flights.

Newcastle International Airport: located around 50 miles to the northeast. It offers both domestic and international flights.

Leeds Bradford Airport: About 40 miles to the south of Little Holtby, Leeds Bradford is another significant airport serving the region with a range of domestic and European flights.





**Method of Sale:** The house is offered for sale by private treaty; however the Agents reserve the right to conclude negotiations by any other means at their discretion.

**Services:** Mains electricity, water and private drainage. Oil fired central heating.

**Fixtures and fittings:** All items normally designated as fixtures and fittings are specifically excluded from the sale unless they are mentioned in the particulars of sale.

**Covenants, Easements, Rights of Way:** The property will be sold subject to all covenants, easements and rights of way whether specifically mentioned in these particulars or not.

**Energy Performance Certificate:** Rating E: Full copy of the energy performance certificate is available upon request.

**Tenure and Possession:** The property is offered for sale freehold with vacant possession upon completion.

**Mileages:** A1(M) 2 miles, Bedale 4.5 miles, Northallerton 9 miles, Richmond 10 miles, Darlington 17 miles (All mileages are approximate)

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