



TANYARD HOUSE

STONEGATE | WHIXLEY | NORTH YORKSHIRE | YO26 8AS

Steeped in history and brimming with character, Tanyard House is a stunning early 19th-century village home that seamlessly blends period charm with modern comfort. With attractive elevations of brick and cobble, this beautifully restored residence exudes warmth and elegance, offering spacious and thoughtfully designed accommodation across two floors. Every detail has been carefully considered in its sympathetic yet comprehensive restoration, resulting in a home of exceptional quality and timeless appeal.

Situated on the edge of Whixley, a picturesque and sought-after village, Tanyard House enjoys a tranquil rural setting while benefiting from excellent transport links to nearby towns and cities. The village itself is rich in community spirit, with charming country lanes, historic architecture, and scenic surroundings that make it an idyllic place to call home.

Beyond its main residence, Tanyard House presents an outstanding lifestyle opportunity with two beautifully restored properties nestled within its grounds. These charming cottages have been carefully renovated to provide stylish and comfortable accommodation, perfect for holiday lets, guest stays, or long-term rentals.

Whether you're seeking a peaceful family retreat, a characterful countryside home, or an exciting business venture, Tanyard House offers a rare and versatile lifestyle to embrace the best of rural living with additional income potential.

A truly exceptional property, Tanyard House is an opportunity not to be missed—where heritage, comfort, and opportunity come together in perfect harmony.

ACCOMMODATION

TANYARD HOUSE - GROUND FLOOR

- Open plan kitchen and dining room
- Living room
- Sitting room
- Study
- Utility room/boot room
- Cloakroom

LOWER GROUND

- Cellar

FIRST FLOOR

- Landing
- Principal bedroom with dressing room and en-suite bathroom
- Guest bedroom with en-suite shower
- Two further double bedrooms
- House bathroom

EXTERIOR

- Private cobbled drive
- Electric gates
- Workshops/stores
- Stone flagged terrace
- Lawned gardens
- Store

TANYARD BARN - GROUND FLOOR

- Entrance hall/boot room
- Two double bedrooms
- House bathroom

FIRST FLOOR

- Open plan kitchen/living/dining

EXTERIOR

- Private dining/entertaining terrace

TANYARD COTTAGE - GROUND FLOOR

- Open plan kitchen/living/dining

FIRST FLOOR

- Landing
- Two double bedrooms
- House bathroom
- Separate WC

EXTERIOR

- Private courtyard garden





The open-plan dining kitchen is a beautifully designed space that blends timeless style with modern functionality. Thoughtfully curated to create a warm and inviting atmosphere, this exceptional kitchen showcases a harmonious fusion of contemporary conveniences and traditional craftsmanship.

At its heart, handcrafted fitted cabinetry offers both elegance and practicality, providing ample storage while enhancing the room's classic charm. The granite work surfaces add a touch of sophistication, combining durability with timeless beauty. Integrated appliances, include a range-style cooker and built-in dishwasher. The exposed oak beams lend a rustic yet refined character, complementing the Jerusalem Gold limestone flooring with underfloor heating, which extends seamlessly throughout the space.

Designed with both daily living and social gatherings in mind, the kitchen opens into a spacious dining area, with stylish tongue and groove panelling and bespoke fitted storage. Natural light floods in through bi-fold doors leading to a stone-flagged terrace—the perfect setting for alfresco dining, entertaining, or simply enjoying the picturesque surroundings.

The living room provides a relaxed and informal space, thoughtfully designed for everyday living and unwinding in comfort. With its warm and inviting atmosphere, it is the perfect setting for casual gatherings, family time, or simply curling up with a good book. At its heart, a charming log-burning stove serves as both a striking focal point and a practical addition, bringing warmth and cosiness on cooler evenings. Tasteful décor and period features further enhance the room's appeal, creating a perfect balance of classic charm and modern comfort.





The elegant and inviting sitting room is a further highlight of this beautiful family home, blending light, space, and character to create a warm and welcoming atmosphere. Designed for both relaxation and entertaining, the room is bathed in natural light, courtesy of the large bay window, which enhances the space while offering delightful views of the surroundings.

A beautifully crafted staircase rises from the sitting room to the first floor, adding character while ensuring easy access to the upper level.

Complementing the ground floor accommodation is a separate home office, offering a dedicated and quiet workspace ideal for remote working. Designed with both functionality and comfort in mind, the office features ample space for a desk, practical storage solutions, and all the necessary elements to foster a productive and organised environment.

Additionally, the recently created, fully fitted boot room and utility room provide excellent storage solutions, ensuring the home remains well-organised and clutter-free. A conveniently located cloakroom completes the practical amenities of the ground floor, enhancing both convenience and everyday functionality.



FIRST FLOOR

The central first-floor landing provides a lovely introduction to the bedroom accommodation, with its impressive exposed roof trusses adding a sense of space, character, and architectural charm.

The principal bedroom suite has been designed to offer the perfect balance of comfort and style. The vaulted ceiling, with exposed oak roof trusses, adds a striking feature, enhancing the sense of space and character while creating a light and airy atmosphere.

A standout feature of the principal bedroom is its dedicated dressing room, designed with fitted furniture, providing ample storage solutions.

Adjoining the bedroom is the elegant en-suite shower room. Featuring modern white sanitary ware, a spacious walk-in shower, and high-quality fixtures and fittings, the space is further elevated by floor and wall tiling, combining practicality with refined aesthetics.

The principal bedroom suite offers a calming sanctuary. The dual aspect windows invites natural light into the space enhanced by stunning views over the adjacent open countryside.



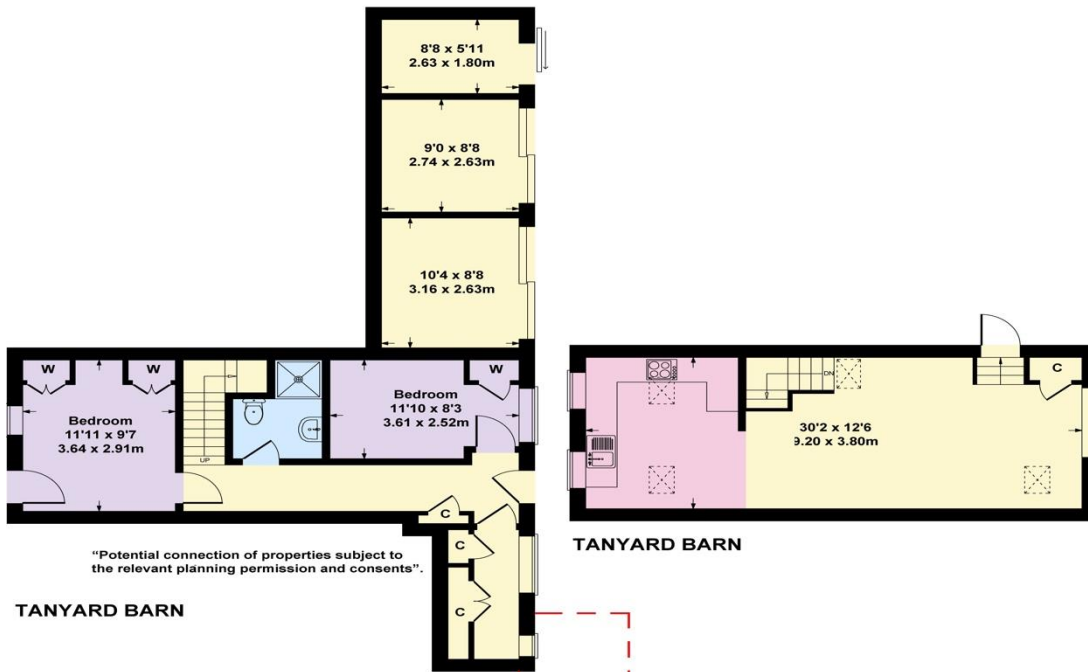


The first-floor accommodation of this beautiful home further showcases a well-appointed guest bedroom, complete with sliding doors that open to reveal a chic en-suite shower room. This private retreat provides comfort and convenience.

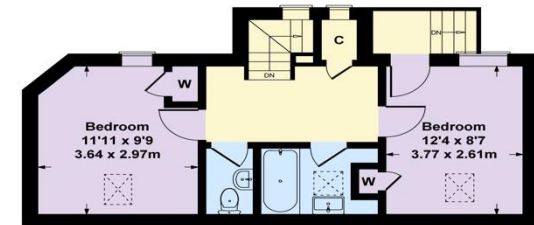
In addition, there are two further generously sized double bedrooms, each thoughtfully designed to prioritise relaxation and restfulness, featuring ample natural light and well-considered layouts to enhance the living experience.

The spacious house bathroom offers an open and airy atmosphere with its striking vaulted ceiling, complemented by beautifully exposed oak roof trusses that add both warmth and character to the space. A panelled bath with a shower overhead invites relaxation, while a heated towel rail adds a touch of practicality and comfort. To complete the design, a stylish vanity unit has been integrated into the room, providing a contemporary aesthetic offering practical storage.





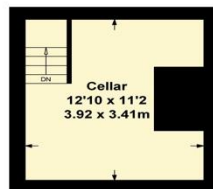
TANYARD BARN



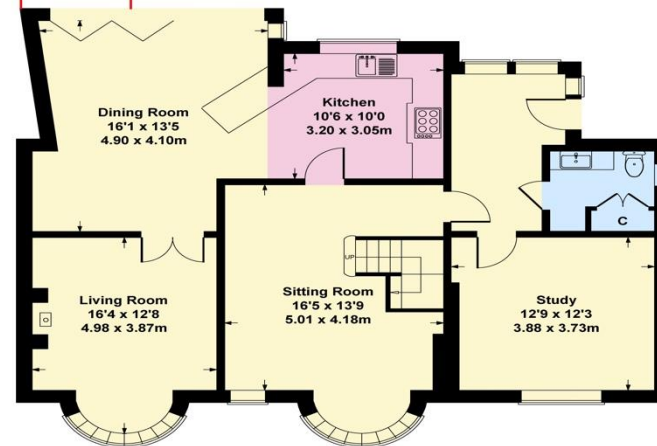
TANYARD COTTAGE



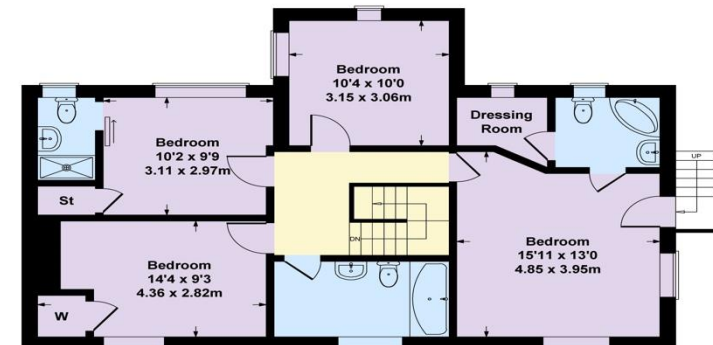
TANYARD COTTAGE



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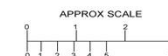
TANYARD HOUSE



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This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of text of the particulars.

Tanyard House, Stonegate, Whixley, YO26 8AS



APPROXIMATE GROSS INTERNAL AREA
Tanyard House - 2013 sq ft - 187 sq m
Tanyard Barn - 1044 sq ft - 97 sq m
Tanyard Cottage - 775 sq ft - 72 sq m
Total - 3832 sq ft - 356 sq m



TANYARD BARN

This impressive attached self-contained annexe offers exceptional two-storey accommodation, thoughtfully designed to provide both comfort and versatility. The ground floor features two spacious double bedrooms and house shower room, while the first floor is dedicated to a stunning open-plan living space, combining the kitchen, dining and sitting areas. This elevated layout creates a bright and airy atmosphere, perfect for both relaxed living and entertaining.

From the first-floor sitting room, you can step out to a private outdoor dining area, ideal for alfresco meals and enjoying the fresh air. The design of this space enhances the sense of privacy and tranquility, creating a true extension of the home.

Additionally, there is the potential to incorporate the annexe back into the main dwelling, via a glazed link, should you wish to expand the practical living area. Existing planning permission is in place, allowing for flexibility and customisation to suite your lifestyle.





GROUND FLOOR

Tanyard Barn is entered through a generous and welcoming entrance hall, which doubles as a convenient boot room, offering an abundance of fitted storage that ensures a clutter-free and organised space. This thoughtfully designed entryway provides the perfect place to store coats, shoes, and outdoor gear, setting the tone for the practical elegance found throughout the property.

The ground floor accommodation includes two beautifully presented double bedrooms, each designed with comfort and style in mind. Both rooms are equipped with bespoke fitted furniture, offering ample storage space while maintaining a sleek and tidy aesthetic.

The well-appointed shower room serves both bedrooms, featuring modern white sanitary ware that creates a clean, fresh look. The underfloor heating and heated chrome towel rail adds a touch of luxury and comfort, ensuring warmth and practicality all year round. The room's design combines functionality with style, providing a modern and inviting atmosphere that complements the overall charm of Tanyard Barn.



FIRST FLOOR

The first-floor accommodation offers a spacious, open-plan living, kitchen, and dining area that blends contemporary style with functionality. The fully fitted kitchen features painted Shaker-style cabinets, bringing both a timeless charm and practical storage solutions.

The space is bathed in natural light, thanks to a striking vaulted ceiling and Velux roof lights that create an airy, open atmosphere. From the beautifully designed and spacious living area, steps lead up to a private roof terrace, providing direct access to an outdoor space perfect for relaxing, dining, or enjoying views over the surrounding countryside. This combination of indoor and outdoor living makes the first-floor accommodation ideal for both entertaining and unwinding in a sophisticated, contemporary space.



TANYARD COTTAGE

This charming detached two-storey cottage effortlessly blends period character with modern comforts, creating an inviting and functional living space. Currently operating alongside Tanyard Barn as a highly successful holiday let, it generates a significant income, making it an ideal investment opportunity.

The ground floor offers a well-appointed, fully fitted kitchen, whilst the comfortable sitting area offers a comfortable space to unwind.

From here, step outside to your own private walled garden, a peaceful and secluded outdoor retreat where you can enjoy alfresco dining or simply relax in the serene surroundings.

To the first floor, you'll find two spacious double bedrooms and house bathroom.

This cottage is a perfect blend of character, charm, and contemporary living, offering both a personal haven and a profitable business venture.





GROUND FLOOR

The ground floor of this delightful cottage offers a beautifully designed open-plan living, kitchen, and dining area that creates a spacious and inviting atmosphere, perfect for both relaxing and entertaining. The kitchen showcases a range of classic Shaker-style fitted cabinetry that exudes timeless elegance. It is equipped with integrated appliances, including an electric oven and hob, fridge/freezer, and dishwasher, providing style and practicality for everyday living. With ample space for a dining table, the area allows for casual entertaining or enjoying family meals in a warm, inviting setting.

The comfortable sitting area is the perfect place to unwind, with a charming log-burning stove that adds both warmth and character, creating a cosy focal point for the room.

From the sitting area, French doors open directly onto a private sheltered courtyard garden, offering seamless indoor-outdoor living. This peaceful outdoor space provides a perfect retreat, ideal for enjoying morning coffee or evening meals in complete privacy.

This cottage beautifully blends charm with modern comforts, providing a truly inviting home. Whether as additional family/guest accommodation or a profitable business venture, it offers the ideal balance of character, functionality, and contemporary style.



FIRST FLOOR

The first-floor accommodation is home to two elegantly designed double bedrooms, each carefully crafted to offer a serene and stylish retreat. Both rooms are generously sized and thoughtfully laid out to prioritise comfort and relaxation.

The well-appointed house bathroom, which serves both bedrooms, features sleek white sanitary ware for a fresh, modern look. Underfloor heating, feature tiling, fitted shelving and a heated chrome towel rail adds an extra touch of luxury and warmth.

Additionally, a separate WC is adjacent, offering practicality and enhancing the overall layout of the space.

GARDENS

Approached via electrically operated double gates leading to a cobbled driveway, this property offers both privacy and convenience. The driveway leads to three integral outbuildings, currently utilised for storage. There is ample parking for several vehicles.

The walled gardens have been thoughtfully designed to create a harmonious blend of functionality and style, offering sheltered seating areas that invite relaxation and enjoyment. The gardens boasts two separate lawned areas, providing a sense of openness, while creatively planted shrubs, herbaceous borders and ornamental trees add interest and colour throughout the seasons.

The property's village-edge location allows it to take full advantage of its commanding views of the surrounding countryside. Vistas can be enjoyed from multiple points across the property. The garden and surroundings provide a sense of serenity and a connection to nature, offering the perfect backdrop for peaceful living.

Together with the property's historic charm, the gardens offer a beautiful environment that complements the character of the home. Whether you're relaxing on the sunny terraces, hosting guests in the outdoor spaces, or simply enjoying a quiet moment surrounded by nature, this space provides a sense of calm and connection with the countryside, making it a truly exceptional place to call home.





LOCATION AND AMENITIES

WHIXLEY

The ancient village of Whixley lies on Rudgate, the old Roman road along which the Roman 'Hispania' Legion would have marched to nearby Isurium (Aldborough). This picturesque and sought-after conservation village offers easy access to the A1(M) and A59 making it ideal for commuting. It is situated about seven miles south of the thriving town of Boroughbridge and 10 miles west of York.

Set within the beautiful countryside of North Yorkshire, Whixley is known for its peaceful atmosphere and strong sense of community. The village offers a mix of historic architecture and modern residences, creating a distinctive blend of old-world charm and contemporary living.

Its convenient location offers residents easy access to both urban amenities and rural tranquility. The village's proximity to the larger towns of Harrogate and York provides residents with access to an excellent range of shopping, dining, cultural, and entertainment options.

Whixley is surrounded by stunning landscapes, making it an ideal location for those who appreciate outdoor activities such as walking, cycling, and enjoying nature.

VILLAGE LIFE

Today the best-known establishment in Whixley is probably The Anchor, a friendly and popular public house serving good food and locally brewed beers.

The Village Hall, built in 1935 on the initiative of the W.I. is much used and is the home of Whixley Badminton Club. The Hall hosts, dances, parties, quiz nights, regular bridge afternoons as well as the meetings of the Parish Council, W.I., Toddler Group and monthly resident lunches throughout the winter. It also stages the annual Whixley Pantomime, annual bonfire and 5k/10k fun run are highlights of the autumn season.

As well as those mentioned above, Whixley has a thriving Cricket Club with two teams – ladies and juniors welcome. Bellringers and Choristers meet regularly at the church for practice.

Whixley Village Shop was originally opened as a community venture and is now run by Helen Tessayman who also runs the shop in nearby Marton cum Grafton. The shop itself is owned by the Parish Council. The shop stocks Voakes Pies, made in Whixley, and a wide range of groceries and supplies including fruit, vegetables, bread and milk, ice cream, and newspapers as well as a selection of wines, beers and soft drinks. Daily newspapers can be ordered and collected from the shop.

This quintessential English village offers a vibrant and varied community ideally suited for family life.

EDUCATION

The area is well served by schools for children of all ages both in the

public and private sectors, notably Kirk Hammerton primary school, Whixley Primary School offers a welcoming and nurturing environment for younger children. The school is known for its strong sense of community and its dedication to providing a well-rounded education that includes both academic achievement and extracurricular activities. It caters to children from the early years through to Key Stage 2.

Whixley is primarily served by secondary schools in Knaresborough, Harrogate, and Ripon. King James's School in Knaresborough is a popular option for many families due to its close proximity, while Ripon Grammar School, Harrogate Grammar School, and St Aidan's Church of England High School in Harrogate provide additional choices depending on academic preferences and catchment areas. Boroughbridge High School is also an option.

TRANSPORT LINKS

Whixley is well-connected to the surrounding areas through a network of local and major roads, providing convenient access to nearby towns, cities, and larger transport links. The village itself is situated in a rural setting, but its location ensures that road travel is efficient and accessible.

Key Road Networks:

A59: The A59 is one of the main roads running through the region, providing a direct link between Whixley and towns such as Knaresborough (approximately 6 miles to the south) and Harrogate (approximately 10 miles to the west). The A59 also leads west towards Skipton and the Yorkshire Dales, making it a significant route for residents and visitors.

A1(M): The A1(M) motorway, located about 4 miles to the east of Whixley, is a major road that connects the North of England. This provides fast and easy access south towards Leeds, Sheffield, and London, as well as north towards Newcastle and Scotland. The proximity of the A1(M) makes Whixley an ideal location for commuters and travelers looking to connect to regional and national road networks.

B6265: Running through nearby villages and towns, the B6265 provides a local road link between Whixley and surrounding areas like Boroughbridge (approximately 4 miles to the north) and Ripon (around 8 miles to the northeast). This is an important route for accessing smaller villages, local amenities, and attractions in the region.

Local Roads: Whixley is also served by a variety of smaller local roads connecting to nearby villages, such as Cattal and Little Ouseburn. These roads are typically quieter, providing a peaceful rural setting while still offering practical access to surrounding areas.

PUBLIC TRANSPORT

Bus Services: Whixley is served by several bus routes that connect the village to nearby towns and cities, providing residents with convenient

public transport options. Although Whixley itself is a small rural village, it benefits from bus services linking it to larger towns like Knaresborough, Harrogate, and York, offering a range of travel options.

Rail Access: Both Kirk Hammerton and Cattal stations provide excellent access to the cities of Leeds and York, making them ideal for commuters or those who frequently travel. They are both within a short drive from Whixley, offering easy access to regional and national rail networks. The mainline stations of York and Harrogate are easily accessible.

Airports:

Located about 20 miles west of Whixley, Leeds Bradford Airport is the nearest international airport, making it the most convenient option for residents of Whixley. The airport offers a range of domestic and international flights to destinations across Europe and beyond.



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 drainage. LPG central heating. Underfloor heating throughout all properties.

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: Tanyard House Rating F Tanyard Barn Rating D Tanyard Cottage Rating D: 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) 2.5 miles, Knaresborough 6 miles, Boroughbridge 6 miles, Wetherby 6.5 miles, Harrogate 11 miles, Ripon 11.5 miles, York 13 miles, Thirsk 15 miles, (All mileages are approximate)

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