



THE ROWANS

BALDERSBY | THIRSK | NORTH YORKSHIRE | YO7 4PE

The Rowans is a beautifully presented village home that combines period character with modern refinements. Its traditional whitewashed exterior, pantiled tiled roof, and charming sash-style windows create an inviting frontage, softened by mature greenery framing the house. A welcoming entrance porch sits at the centre, while a pair of handsome wooden gates opens onto a spacious gravelled driveway, offering ample parking and a real sense of privacy.

The current owners have undertaken a meticulous restoration and a comprehensive programme of updating, culminating in a truly stunning home that is both elegant and practical.

The property is set within immaculately landscaped grounds, where neatly clipped hedges and attractive stone boundary walls add to its kerb appeal. To the rear, the principal gardens are beautifully designed to provide a private and peaceful retreat, perfect for both outdoor entertaining and quiet relaxation.

An additional, private parking area to the rear of the property provides further convenience together with a detached garage, offering secure storage and practicality.

The Rowans is designed for both family living and entertaining. Its generous frontage, stylish layout, and secluded outdoor areas create a wonderful setting in which to enjoy village life. Blending the charm of a traditional North Yorkshire home with the convenience of modern living, this property offers a rare opportunity in the heart of village of Baldersby.

ACCOMMODATION

GROUND FLOOR

- Entrance porch
- Hallway
- Sitting room
- Snug
- Dining room
- Open plan living kitchen
- Utility room
- Boot room
- Cloakroom
- Integral garage currently used as dog room and store

FIRST FLOOR

- Landing
- Principal bedroom with en-suite shower room
- Generous guest bedroom
- Two further double bedrooms
- House bathroom

EXTERIOR

- Detached garage/workshop
- Off-road parking
- Sheltered mediterranean style garden
- Stone flagged dining and entertaining terrace
- Outdoor fireplace and barbecue area
- Covered walkway with storage

GROUND FLOOR

The sitting room is a truly inviting space, where character features blend seamlessly with modern touches. A multi-fuel stove, set within a handsome fireplace and framed by a solid oak mantel, provides a striking focal point and ensures warmth and comfort throughout the seasons.

Overhead, exposed oak beams add texture and period charm, while painted wall panelling brings a sense of refined elegance to the room.

Beneath, stone-flagged flooring grounds the space in timeless country style, complemented by heritage-style radiators that combine efficiency with traditional good looks. Discreet fitted storage provides both practicality and clean lines, helping the room retain its calm, uncluttered feel.

Bathed in natural light from a large sash-style window, the sitting room balances cosiness with sophistication, making it equally well suited to relaxed family evenings or entertaining guests.





The snug is a beautifully balanced space where traditional charm meets modern comfort. An AGA log-burning stove set beneath a solid oak mantel forms the centrepiece, bringing warmth and character, while the natural stone flooring and exposed oak beams add a sense of heritage and solidity. Thoughtfully designed fitted bookcases and storage make the room both practical and uncluttered, perfect for displaying books and personal touches. An oak window cill and panelled doors add subtle nods to the home's character, complementing the clean lines and stylish finish throughout. Whether enjoyed as an intimate retreat for cosy evenings, a quiet spot to read, or a welcoming space for informal gatherings, the snug blends timeless detailing with modern lifestyle appeal.

The dining room is a stylish and versatile space, perfect for both everyday family meals and more formal occasions. Porcelain tiled flooring creates a sleek and durable foundation, adding a contemporary edge that flows naturally through to the adjoining living areas. The neutral décor provides a calm backdrop, allowing the space to be dressed up or down with ease.

Practicality and craftsmanship are evident in the handcrafted fitted storage, which offers both functionality and elegance, blending seamlessly with the room's design. Large enough to accommodate a substantial dining table and chairs, the room feels bright and welcoming, with a natural connection to the open-plan kitchen and living area beyond. It strikes the ideal balance between relaxed family living and sophisticated entertaining.







At the heart of the home lies a stunning open-plan living kitchen and sitting area, designed to combine elegance with everyday functionality.

The handcrafted kitchen cabinetry is beautifully finished and complemented by sleek quartz work surfaces and an impressive centre island, which doubles as a sociable breakfast bar. A range-style cooker with a concealed extractor sits beneath an eye-catching antique mirrored splashback, creating a striking focal point, while a suite of integrated appliances includes a fridge, freezer, under-counter fridge, dishwasher, and discreet bin storage. Practicality is further enhanced by a double Belfast sink and generous larder storage.

The sense of space and light is remarkable, thanks to a dramatic 5-metre roof lantern overhead and expansive 5-metre bi-folding doors that connect seamlessly to the landscaped gardens and terrace. Porcelain floor tiles with underfloor heating ensure both style and comfort, while the adjoining sitting area offers the perfect space to unwind, with ample room for family living or entertaining.

This superbly designed room is as practical as it is beautiful, blending thoughtful detailing with a contemporary sense of openness and flow, making it the true hub of the home.



The impressive five-metre bi-folding doors create a seamless connection between the open-plan living space and the outdoors, opening the room out to the beautifully designed terrace and landscaped gardens. When folded back, they extend the entertaining space effortlessly, making it perfect for al fresco dining, summer gatherings, or simply enjoying the garden views from the comfort of indoors. This fluid transition between house and garden enhances the home's contemporary lifestyle appeal while embracing its tranquil setting.



The integral garage has been skilfully converted into a versatile dog room, complete with bespoke kennels, timber shelving, and overhead storage accessed by a ladder, creating a highly practical space for country living. The room could, however, be easily reinstated as an integral garage, or adapted to suit a workspace or hobbies room, offering excellent flexibility.

Adjoining this is the stylish boot room, designed with porcelain tiled flooring and a roof light that fills the area with natural brightness. Bespoke fitted storage provides ample space for coats, boots, and outdoor gear, while a side entrance allows direct access to the outside. A useful cloakroom and shower room sit adjacent, ideal for muddy boots or pets after long walks.

The utility room is equally well-appointed, finished with painted panelling and extensive built-in storage, including a dedicated drying area. A stainless-steel sink is fitted beneath open shelving, with designated space for both a washing machine and dryer. Timber-effect flooring adds warmth and durability, making this a practical yet attractive everyday workspace.

FIRST FLOOR

The principal bedroom is a beautifully proportioned and elegantly styled space, finished in soft neutral tones with plush carpeting underfoot that enhances its calm and inviting atmosphere. A wide window frames green views, filling the room with natural light, while thoughtful detailing such as an oak cill and statement light fitting add a touch of character.

The adjoining en-suite shower room is sleek and contemporary, featuring striking floor-to-ceiling tiling with a textured stone feature wall. A large walk-in shower with rainfall head provides a luxurious experience, complemented by a chrome heated towel rail and modern fittings. Together, the bedroom and en-suite create a private retreat that blends style, comfort, and practicality.



Bedroom two is a wonderfully versatile space, full of character and charm. The striking mezzanine level, accessed via a timber ladder, provides an additional area that could serve as a sleeping platform, reading nook, or simply extra storage. The main room is generously proportioned, with neutral décor, exposed beams, and plenty of natural light creating a warm and inviting atmosphere. With its flexibility of layout, this room can easily adapt to a variety of needs, whether as a stylish teenager's bedroom, study, or relaxing retreat.





Bedroom Three is a generous double with characterful exposed oak beams that serve as a tribute to the property's period heritage. The room is finished in a light, contemporary palette with fitted wardrobes providing excellent storage. A bespoke study nook with shelving and desk space adds versatility, making it ideal as a bedroom, guest room, or home office.





Currently arranged as a dressing room, Bedroom Four offers excellent proportions and versatility. With space to easily accommodate a double bed, it could readily revert back to a comfortable bedroom if desired. Twin windows provide lovely natural light, complementing the soft neutral décor and creating a serene, airy feel.



The first-floor landing is stylishly presented, providing a bright and welcoming transition between rooms. Its elegant finish enhances the sense of flow and cohesion throughout the upper floor.



The house bathroom, as reflected throughout this lovely home, is finished to a luxurious standard, blending character and contemporary style. A bespoke oak vanity unit with twin basins sits beneath a wide framed mirror, complemented by classic tongue and groove detailing and sleek white sanitary ware. Chrome fittings and a rainfall shower over the bath bring a spa-like touch, while porcelain tiling adds a refined backdrop. A Velux roof light fills the space with natural daylight, enhancing the fresh, airy atmosphere. The exposed oak truss adds to the sense of craftsmanship, and with the comfort of underfloor heating, this bathroom feels both indulgent and inviting.

The Rowans, Baldersby, YO7 4PE

Approximate Gross Internal Area
 Ground Floor = 1589 sq ft / 147.6 sq m
 First Floor = 752 sq ft / 69.9 sq m
 Mezzanine = 61 sq ft / 5.7 sq m
 Garage = 133 sq ft / 12.4 sq m
 Total = 2535 sq ft / 235.6 sq m
 (Excluding Log Store)

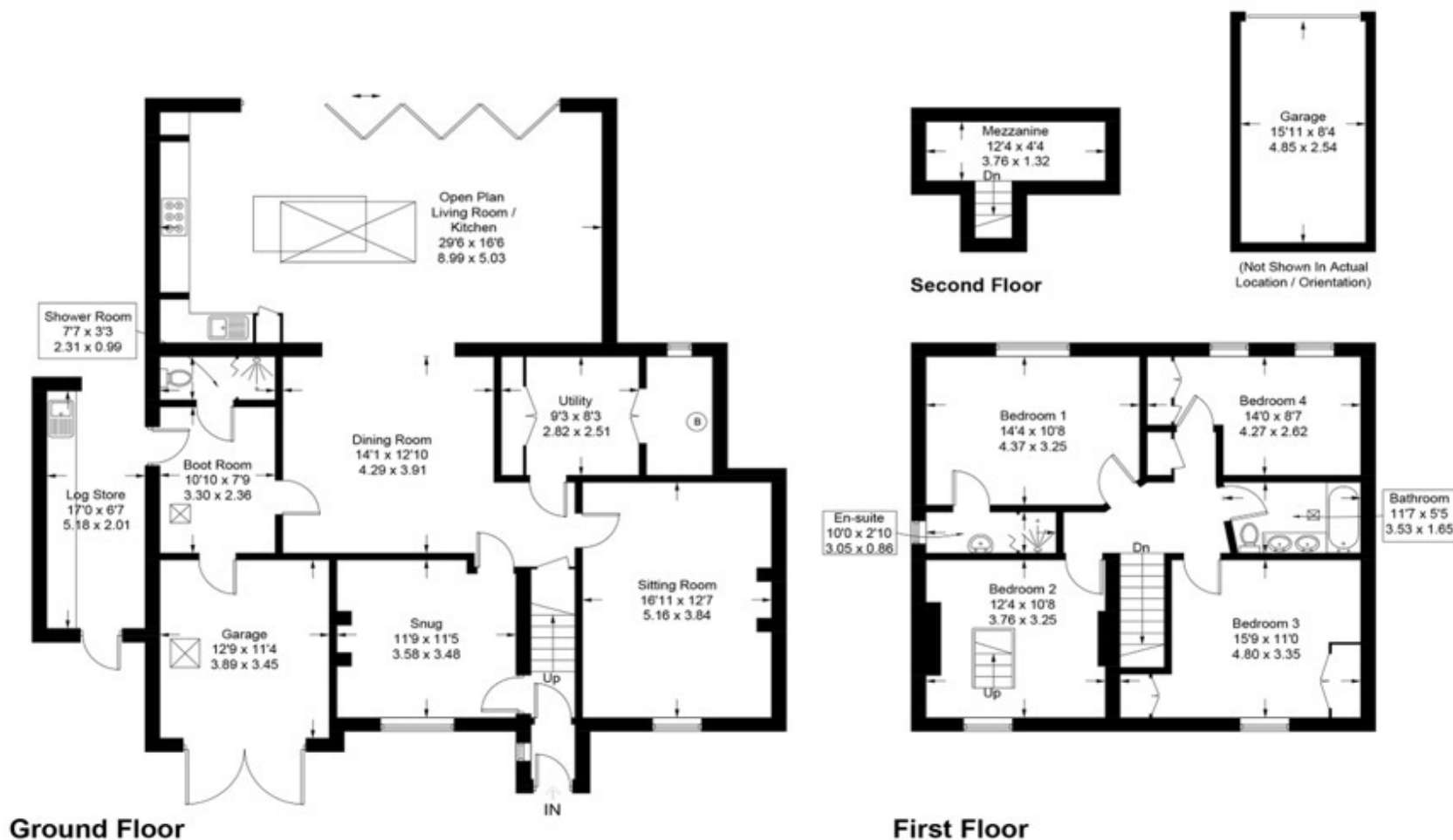


Illustration for identification purposes only, measurements are approximate, not to scale.



EXTERIOR

The west-facing principal garden is a real showstopper – a sleek, Mediterranean-inspired space that continues the style and sophistication of the interiors seamlessly outdoors. Professionally landscaped, it combines clean lines with striking features, including a statement outdoor fireplace and a dedicated barbecue area for effortless al fresco dining.

Expansive bi-folding doors from the kitchen open directly onto the stone terrace, creating a natural continuation of the home's contemporary living spaces. Raised beds with established olive trees add a chic, architectural edge, while the level lawn provides a low-maintenance backdrop for both play and leisure. Framed by stone walls and lush planting, the garden enjoys a wonderful sense of privacy and seclusion.

Beyond the gates, there is the added benefit of off-road parking and a detached garage.



A garden designed not just to complement this beautiful home, but to elevate everyday living into something truly exceptional.



The property also benefits from a covered walkway running along the side of the house. Constructed in timber with a natural wood ceiling and integrated lighting, it provides a practical yet stylish transition between spaces. Fitted shelving and wicker baskets offer abundant storage, while neatly stacked log stores add both function and rustic charm.

A useful work surface with inset sink and water supply makes this an ideal area for outdoor preparation, potting, or cleaning up after gardening. For added convenience, there is also an outdoor shower – perfect for washing dogs and muddy boots.

The gravel pathway completes the look, ensuring the walkway is as practical as it is attractive.



LOCATION

BALDERSBY

Set in the heart of the rural village of Baldersby, just six miles west of Thirsk and six miles north-east of Ripon, The Rowans enjoys a peaceful setting with excellent connections. The village lies close to the A61 and A1(M), making it easy to reach York, Harrogate, Leeds, and the wider North Yorkshire countryside, while retaining the quiet charm of a traditional village community.

Baldersby has a long and fascinating history, first recorded in the Domesday Book of 1086. Today, it is known for its welcoming atmosphere and attractive surroundings, while the nearby village of Baldersby St James, just a short distance away, adds further character with its striking Victorian Gothic architecture by William Butterfield, including the Grade I listed Church of St James.

The surrounding area is dotted with attractive villages, each offering their own charm and amenities. Topcliffe, just a few miles away, has a pub, shop, and primary school. Rainton and Dishforth are both within easy reach, providing further community facilities. Together, these villages add to the sense of rural community, while ensuring day-to-day conveniences are never far away.

RIPON

Just a short drive from Baldersby lies the historic cathedral city of Ripon, one of England's smallest and most enchanting cities. Steeped in heritage, Ripon is best known for its magnificent 7th-century cathedral, which dominates the skyline and serves as a stunning centrepiece to this vibrant community. The city's charming market square hosts a popular weekly market that draws locals and visitors alike. Ripon's streets are lined with a delightful mix of independent shops, boutiques, cafes, and traditional pubs, alongside well-known national retailers, ensuring residents enjoy both convenience and character.

Beyond shopping and dining, Ripon offers a rich cultural and recreational life. The city boasts a range of amenities including a leisure centre, swimming pool, racecourse, and golf club, along with various sports clubs catering to all interests.

Throughout the year, Ripon plays host to an array of festivals, fairs and community events that bring its historic streets to life. Its close proximity to stunning attractions such as Fountains Abbey and Studley Royal Deer Park makes it a superb base for exploring North Yorkshire's natural and historic wonders, adding yet more appeal to this delightful small city.

THIRSK

The nearby thriving market town of Thirsk, provides an excellent range of day-to-day amenities. Here you'll find supermarkets, independent shops, cafés, pubs, restaurants, and leisure services, as well as both primary and secondary schools. The traditional cobbled marketplace and weekly markets give the town a lively atmosphere, ensuring that essentials and extras are always within easy reach.

Thirsk also offers a wide choice of sports and leisure facilities, including a swimming pool and fitness centre, tennis courts, football and cricket clubs, and a popular golf course. The town is also home to Thirsk Racecourse, a well-regarded venue that hosts regular meetings and community events. These amenities, combined with scenic countryside on the doorstep, provide plenty of opportunities for an active and varied lifestyle.

THE YORKSHIRE DALES/NORTH YORK MOORS

Baldersby is ideally placed for enjoying the natural beauty of North Yorkshire. To the west lie the Yorkshire Dales National Park, with its rolling hills, stone villages, and winding rivers, while to the east stretch the wide open heather moorlands and wooded valleys of the North York Moors National Park. Both are within easy reach, offering endless opportunities for walking, cycling, and days out in spectacular surroundings.

Closer to the village, the surrounding countryside is full of character and charm. The River Swale meanders through peaceful farmland, perfect for gentle strolls, while quiet country lanes and bridleways provide plenty of scope for exploring on foot, bike, or horseback.

SCHOOLS: Families in Baldersby have access to a good choice of state primary schools in nearby villages, including Knayton C of E Academy, Sessay C of E Primary, Sowerby Primary Academy, and Thirsk Community Primary. In Ripon, options include Ripon Cathedral C of E Primary and Holy Trinity C of E Schools, both popular with local families.

For older children, Thirsk School & Sixth Form College provides comprehensive secondary education through to A-Level and vocational courses, while Ripon offers further choice with Outwood Academy and the highly regarded Ripon Grammar School, a selective state boarding school ranked among the best in the country.

For those seeking independent education, Queen Mary's School at Baldersby Park is right on the doorstep, offering day and boarding education from the early years to Year 11. Renowned for its strong academic ethos and rich co-curricular programme,

it is primarily a girls' school (with boys accepted up to age 7). Additional independent options include Ampleforth College, Cundall Manor, and a number of schools in York and Harrogate, ensuring families have an excellent range of choice.

TRANSPORT LINKS

ROADS:

Baldersby enjoys excellent road connections, just minutes from Junction 50 of the A1(M) for direct access north to Darlington, Durham, and Newcastle, and south to Harrogate, Leeds, and beyond. The nearby A61 links straight to Ripon and Thirsk, with routes onwards to Harrogate and the Vale of York. These connections make day-to-day amenities easy to reach while keeping larger urban centres within comfortable commuting distance.

TRAINS: Baldersby is well served by nearby rail connections, making regional and national travel highly convenient. The closest station is Thirsk, around 6 miles away, which sits on the East Coast Main Line. From here, regular direct services connect to York in under 20 minutes, Leeds in around 40 minutes, Newcastle in under an hour, and London King's Cross in approximately two hours and 20 minutes.

Other nearby stations include Northallerton, about 14 miles away, which also lies on the East Coast Main Line and provides further fast services to Scotland and the South.

AIRPORTS: For air travel, Baldersby is well placed with Teesside International Airport just 25 miles away and Leeds Bradford Airport around 30 miles, both offering UK and European flights. Newcastle International (65 miles) and Manchester Airport (90 miles via the A1(M) and M62) provide further long-haul options, with the added convenience of a direct train from Thirsk to Manchester Airport



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. 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 C. 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) 5 miles, Ripon 6 miles, Thirsk 6 miles, Harrogate 17 miles, York 27 miles, (All mileages are approximate)



Buchanan Mitchell
Estate Agents

Buchanan Mitchell Ltd, their clients and any join agents give notice that they are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consents and Buchanan Mitchell have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Buchanan Mitchell Ltd Chartered Surveyors & Estate Agents
5 Foundry Yard New Row Boroughbridge York YO51 9AX
01423 360055 | Info@buchananmitchell.com
www.buchananmitchell.com

rightmove



RICS

