

OSGOODBY COTTAGE

Osgoodby, Thirsk, North Yorkshire



OSGOODBY COTTAGE

An exceptional country house, privately positioned and elevated to command panoramic views, offering the rare opportunity to own one of England's most privileged viewpoints.

Thirsk 5 miles • Northallerton 13 miles • York 25 miles • Leeds 40 miles

Vestibule • 2 reception rooms • study • kitchen/breakfast/sitting room • utility room • cloakroom/wc

Pool room with sauna and changing room

Principal bedroom suite with bathroom and dressing room • bedroom suite with bathroom and balcony with bath tub • 3 further bedrooms • 2 further bathrooms (1 en suite)

Office • utility/boot room with separate wc • boiler room

Annexe: kitchen/living room • double bedroom • bathroom • garden terrace

Double garage • single garage • double car port • garden machinery store

Manège • large paddock • holding paddock

Landscaped gardens with Breeze House • extensive grounds

In all 11 acres including 5.2 acres of shared land with woodland

For Sale Freehold

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ESTABLISHED 1992

Osgoodby Cottage, Osgoodby, Thirsk, North Yorkshire YO7 2AW

Approximate Gross Internal Floor Area

697.8 sq m / 7512 sq ft

Main House L1 Area = 233.2 sq m / 2511 sq ft | Main House L2 Area = 134.5 sq m / 1448 sqft

Ground Floor Area = 244.1 sq m / 2628 sq ft | First Floor Area = 85.8 sq m / 924 sq ft

For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



City

Country

Coast

Energy Efficiency Rating

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

This exceptional country house occupies an outstanding position nestled on the lower slopes of Sutton Bank, commanding far-reaching views across the Vale of Mowbray and Vale of York towards the Yorkshire Dales and Pennines.

The name, Osgoodby Cottage, is a masterstroke of understatement, discreetly concealing a substantial family home of almost 4,000 sq ft together with an extensive range of outbuildings whose scale and versatility are anything but modest. The property seamlessly blends architectural elements from different eras to create a harmonious and highly adaptable residence, set within 11 acres and perfectly suited to both lifestyle and equestrian pursuits.

- Privately situated country house set within 11 acres
- Superb, elevated position with panoramic countryside views
- Principal house extending to almost 4000 sq ft
- Luxury accommodation throughout
- Planning permission approved and architectural plans drawn to develop the sun room.
- Pool house with sauna and terrace
- Self-contained, one-bedroom annexe, beautifully appointed
- Extensive outbuildings include office, garaging, car port and stores
- Manège and paddocks, planning permission for stables
- Rural yet highly accessible location



Tenure: Freehold

EPC Rating: Band D (61)

Council Tax Band: G

Services & Systems: we are advised that the property is supplied with spring water and mains electricity. Drainage is through a private system and central heating is oil fired.

Fixtures & Fittings: All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs.

Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Local Authority:

Money Laundering Regulations: Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.





The property has been comprehensively upgraded by the current owners, with every opportunity taken to maximise the spectacular setting and uninterrupted views.

The principal reception rooms all enjoy a west-facing aspect. The elegant living room features a log-burning stove and bay window, while the vaulted garden room opens directly onto the terrace through glazed doors, creating a seamless connection with the surrounding landscape.

At the heart of the house lies an impressive kitchen/breakfast/sitting room extending to almost 40 ft, incorporating a relaxed sitting area with bespoke media unit. The kitchen is fitted with granite work surfaces, and central island with breakfast bar. here integrated appliances including a wine fridge, and an Aga.

Adjoining is a well-appointed utility room with fitted cabinetry, Butler sink and built-in dog sleeping area.

One of two potential principal bedroom suites occupies a striking triple-aspect room with exposed roof trusses rising into the vaulted ceiling and glazed doors opening onto a Juliette balcony. The adjoining en suite bathroom is generously proportioned and beautifully appointed with marble surfaces, bath and separate shower.

The alternative principal suite with bathroom features a balcony enclosed by wrought iron railings, complete with freestanding bath enjoying panoramic views and exceptional privacy. Three further bedrooms are served by two additional bathrooms, one of which is en suite.





The impressive leisure suite incorporates a pool house with skylights and full-height retractable glazing, allowing the swimming pool area to open directly onto the gardens and views beyond. The leisure facilities are complemented by a sauna and changing area.

Outbuildings

An extensive range of attractive stone and pantile outbuildings extends to approximately 3,500 sq ft.

At first-floor level is a beautifully appointed annexe apartment featuring a spacious open-plan kitchen/living room opening onto an elevated terrace situated high above the rock garden and providing outstanding views. The generous bedroom is illuminated by large Velux windows and is accompanied by a luxurious four-piece en suite bathroom.

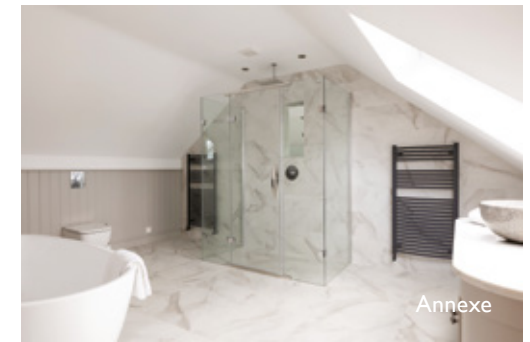
The ground floor includes a substantial office with wood-burning stove together with extensive garaging, car ports and stores. In addition, there is a detached double garage block.



Outside

The property is approached via a driveway lined with post-and-rail fencing and flowering cherry trees, over which Osgoodby Cottage has a right of way. The drive passes the paddocks and manège – where there is approved planning for stables - before a private gated tarmacadam driveway leads to a generous gravelled parking and turning area in front of the house, continuing to the garaging and outbuildings.

The landscaped gardens have been carefully designed to make the most of the elevated setting and exceptional views, with a series of flagged terraces positioned to capture the sun throughout the day. A broad terrace wraps around two sides of the house, bordered by clipped box hedging and incorporating a built-in fireplace beside a loggia and adjoining the pool house.





Stone steps rise through a succession of terraces to an all-season Breeze House with log-burning stove, continuing onwards to a colourful rock garden and elevated viewing terrace.

Sculpted lawns surround the rear elevation, while a decked seating area in the south-west corner has been designed for a hot tub and outdoor entertaining. Discreetly positioned to the south-east is an enclosed children's play area with Wendy house.

For those with equestrian interests, the property includes a holding paddock, a larger railed paddock extending to approximately 3.6 acres, and an all-weather outdoor arena. The land is contiguous with the house and outbuildings, creating a highly cohesive arrangement of house, gardens, equestrian facilities and ring-fenced grounds.



Environs

The property lies just outside the North York Moors National Park, close to the iconic White Horse of Kilburn. Despite its wonderfully rural setting with no near neighbour, it is exceptionally well placed for access to regional road and rail networks, with the A168 dual carriageway providing connections to the A19 and Thirsk, while the A1(M) lies some seven miles beyond.

Thirsk is a thriving market town offering an excellent range of amenities together with an easily accessible railway station on the East Coast Main Line, providing regular direct services to London in as little as 2 hours 6 minutes. The station also offers convenient east-west connections to York, Manchester Airport, Liverpool and Hull.

Excellent independent schooling is available within easy reach, including Cundall Manor, Queen Mary's School, Yarm School and Ampleforth College.

Directions

The property lies on Osgoodby Bank. Coming from the west, continue past the white cottages on the left and proceed up the hill for another 500 metres before arriving at the entrance to the property on the left hand side, identified by a sliding electric gate and a cattle grid.

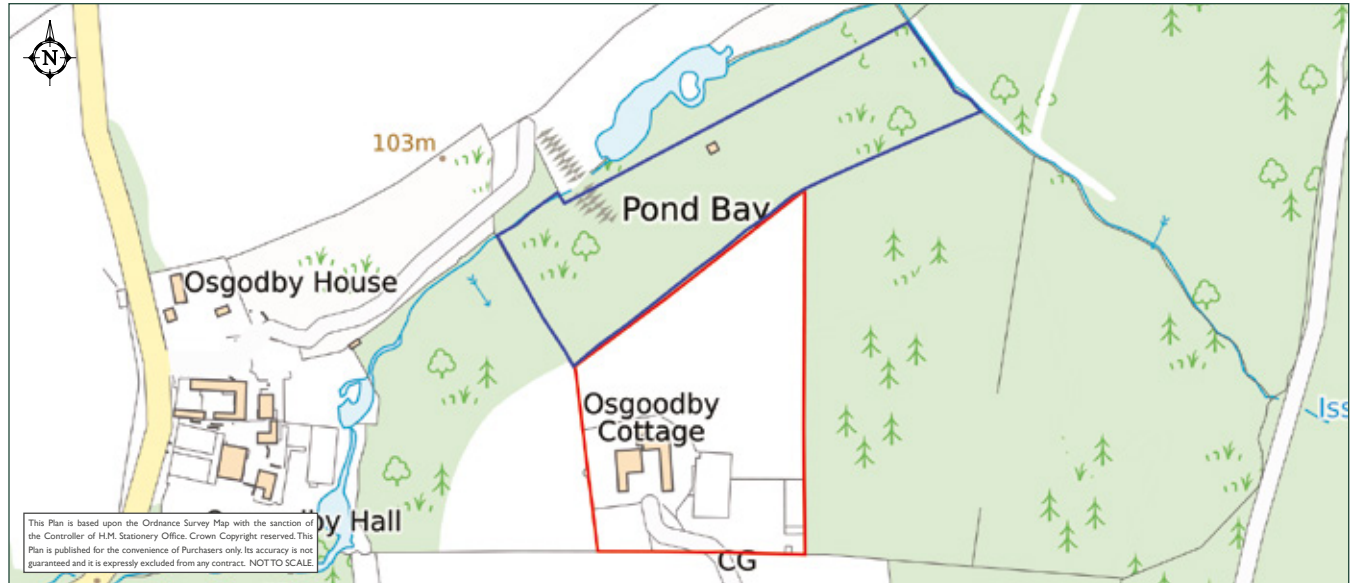
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Viewing

Strictly by appointment.



ESTABLISHED 1992



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