



THE STABLES PILMOOR
Sessay, York



GSC GRAYS

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THE STABLES PILMOOR

Pilmoor, York, YO61 2QG

A fabulous barn conversion offering three bedroom accommodation with garages, gardens and additional land of around 0.8 of an acre. Beautifully presented and perfect for a range of purchasers, this property offers more than meets the eye.

ACCOMMODATION

- Three bedroom barn conversion
- Generous gardens, with a grass paddock and small wooded copse
- Beautifully presented throughout
- Updated bathrooms and kitchen
- Suitable for a variety of purchasers including equestrians or animal lovers
- Off-road parking and double garage
- Ease of access to the A19, A168 and A1M
- Rural position between Easingwold and Boroughbridge



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The Stables

The Stables is a most deceptive 3 bedroom barn conversion in a convenient and yet rural location, between Easingwold and Boroughbridge. The property is full of character and benefits from modern additions such as replacement bathroom and updated kitchen. The most surprising element of this property is the extensive outdoor space which includes parking, double garage gardens and additional grazing paddock perfect for a pony or sheep. As such the home would appeal to a wide array of purchasers especially those wanting to live the 'Good Life'.

There are many original features such as exposed ceiling beams and the stone granary steps to the first floor, and these have been combined seamlessly with the modern additions such as the replacement double glazing. The property has a cosy feel and yet offers spacious flexible living and comprises.

Fitted kitchen, reception/dining room, sitting room, study, cloakroom/wc and utility. The first floor comprises, principal bedroom with dressing room and replacement ensuite, 2 further bedrooms and house bathroom.

Courtyard with off-road parking, EV charging point, double garage with up and over doors, generous walled rear garden with a brick sett patio, shaped lawn and extensive planting and summer house. A timber pedestrian gate leads to an additional area.



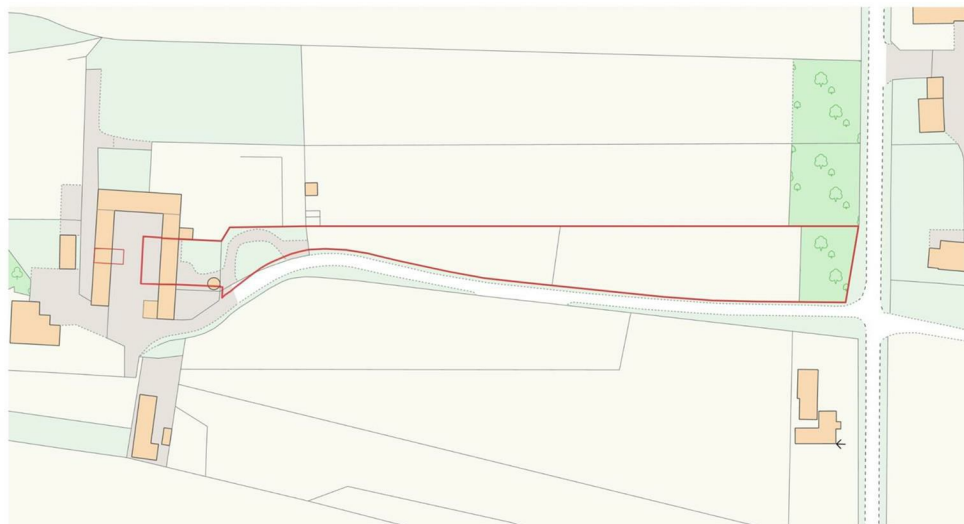


Outside

Double timber gates beneath a brick archway lead onto a gravel driveway, with 5-bar gates leading onto the access lane. There is a central lawn area, Silver Birch trees and a mature Beech Hedge. This would be a perfect area should buyers need parking for a horse box or ride on mower. A 5-bar gate opens to the fenced grass paddock perfect for one pony or for sheep and other animals and a timbered copse is found to the far end of this area. From the paddock there are fine views towards the White Horse, surrounding woodland and Hambleton Hills. In all 0.87 ac or thereabouts.

Situation and Amenities

The Stables is positioned between Easingwold and Boroughbridge with ease of access onto the A19, A168 and A1M. There is a range of amenities in Easingwold which include a public house, restaurant, and a village hall with sporting facilities including active tennis/cricket clubs. Primary schools are available in Brafferton and Easingwold and the nearest secondary school is in Easingwold linked via a school bus service. Extensive shopping facilities and a weekly market are also available in Easingwold and it has recently been announced that a large supermarket will soon be constructed. The property is extremely accessible and is a short drive to both Easingwold and Boroughbridge and also the A19 and motorway networks beyond. The nearest station is a 15 minute drive in Thirsk.



Produced on Land App, Jun 9, 2026.
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Services and other information

Mains electricity and water and Oil Fired Central heating. There is a septic tank for sewerage and this is shared by all residents.

Local Authority and Council Tax Band

Hambleton District Council

Council Tax Band F

EPC

Rate D

Fixtures and Fittings

Unless specifically mentioned within these sale particulars, only fitted carpets are included in the sale. All objects of statuary, chattels, furniture, furnishings, wall hangings, display cases, light fittings and garden ornaments are specifically excluded from the sale although some items may be available by separate negotiation.

Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way, public and private whether specifically mentioned or not.

What3Words

///giggle.isolating.wiped

Viewings

Strictly by appointment with GSC Grays - T: 01423 590500

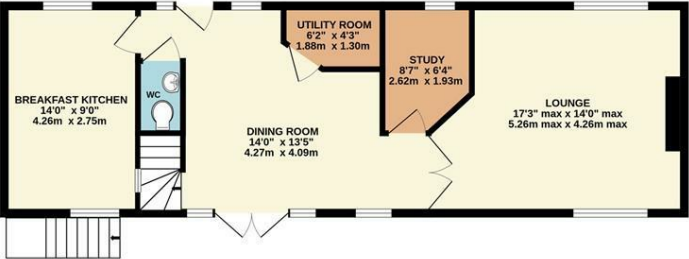
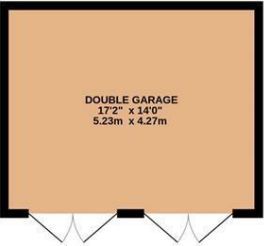
Disclaimer

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

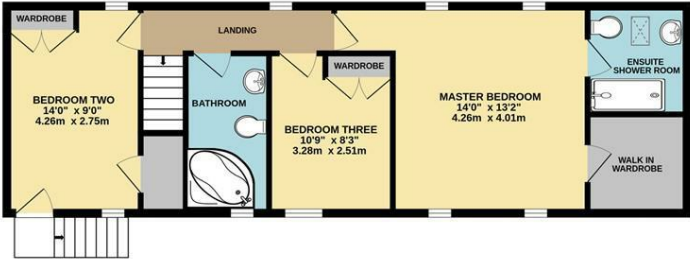
Particulars and Photographs

Particulars written – June 2026

Photographs taken – June 2026



GROUND FLOOR
APPROX. FLOOR
AREA 641 SQ. FT.
(59.6 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 641 SQ. FT.
(59.6 SQ.M.)



TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 1282 SQ.FT. (119.2 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

