



KIRBY HILL HOUSE
Boroughbridge





KIRBY HILL HOUSE

BOROUGHBRIDGE, YO51 9DS

Ripon - 6 miles • Harrogate - 13 miles • York - 20 miles
(distances approximate)

A FINE EXAMPLE OF A FIVE-BEDROOM GRADE II LISTED VICARAGE SET AMONGST GROUNDS WITH TENNIS COURT, GRAZING PADDOCKS, ANNEXE IN CONVERTED CARRIAGE HOUSE AND ADDITIONAL OUTBUILDINGS. IN TOTAL AROUND 3.32 ACRES.

Summary

Grade II listed Vicarage • 5 Bedrooms and 3 Reception Rooms
Self-Contained Annexe • Grazing paddocks • Courtyard with double garage
Impressive gardens to 3 sides • Tennis court

In total around 3.32 acres



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Kirkby Lonsdale
Tel: 01524 880320

Chester-le-Street
Tel: 0191 303 9540

Richmond
Tel: 01748 829217



Situation and Amenities

Kirby Hill House is situated in the centre of the village of Kirby Hill. A pretty North Yorkshire village in a convenient position around 1 mile from the centre of Boroughbridge. The village has a thriving community based around the primary school and church and there is also a busy pub. A huge array of amenities can be found in Boroughbridge, these range from independent boutiques and eateries to the traditional local butchers and bakeries. The Crown Hotel has recently been refurbished and there are several popular public houses that offer excellent dining options. Boroughbridge High School is the local state secondary school and there are numerous children in the village that attend Ripon Grammar School, the public schools of Cundall Manor, Queen Mary's and Queen Ethelburga's are a short drive away.

Kirby Hill is easily accessible, and, for commuters, the A1 and motorway network is a couple of minutes drive. Thirsk station offers trains to London's King's Cross on the East Coast mainline making the journey from the front door to the capital being under 3 hours.





Description

Kirby Hill House is a superb village residence dating back to the 1830s which was originally the village Vicarage. Grade II listed, this impressive residence has been sympathetically extended and updated by the current owner who has created a superb home perfect for families. Located in a discreet position in the centre of the village the property seamlessly combines the modern additions of the extended living-dining-kitchen and beautiful replacement bathrooms, with the spectacular original features that a house of this quality offers. More recently, the updating of the sitting room has created a space which equally lends itself to a children's playroom. The grandeur of the formal reception rooms certainly adds to the wow factor. The converted Coach House offers further, delightful accommodation which is currently used for additional residential use and could equally be an income producing holiday let or granny annexe.

Set within grounds of about 3.32 acres there are further outbuildings set around a courtyard including a double garage and store, grazing paddocks and a full-size tennis court.



Accommodation

Situated over 2 floors, the accommodation includes the following:

Ground Floor – Entrance vestibule, reception hall with Yorkshire stone flagged floor, drawing room, dining room, sitting room, library/study, living-dining-kitchen, utility room, cloakroom/w.c.

First Floor- Large landing leading to principal bedroom suite with large ensuite bathroom, guest bedroom with ensuite shower room, three further bedrooms, house bathroom and airing cupboard.

Annexe

Accessed from the courtyard, recently refitted kitchen, inner hall, recently refitted shower room, stairs to first floor open plan living/bedroom area.

Outbuildings

Accessed through double timber gates to the cobbled courtyard, double garage with two up and over doors and additional storage to the rear, further store, greenhouse.

Externally

The position of the property is private and hidden from public view and is approached via an impressive circular driveway with central lawn. There is a continuation of the drive to the rear of the courtyard offering additional parking space for numerous vehicles. The gardens extend to 3 sides with the principle being to the southeast and are mainly laid to lawn with a ha-ha boundary between both the grazing fields and the orchard. To the rear of the courtyard is a fantastic tennis court.

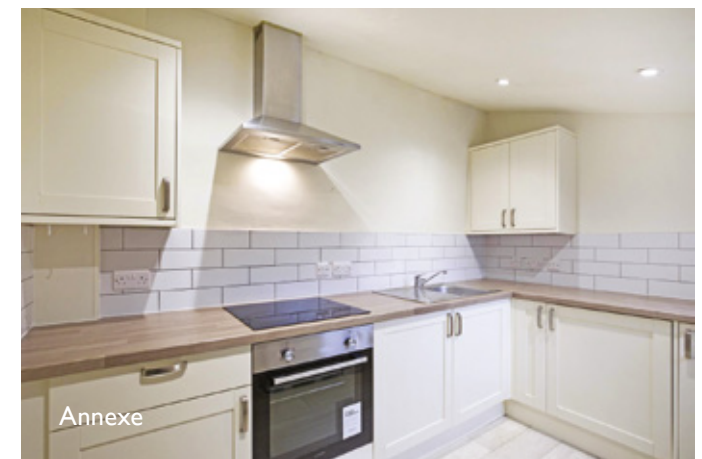
The grazing is perfect for those wanting a couple of ponies at home but equally would suit those wanting to house other animals.



Annexe



Annexe



Annexe

Services and other Information

Mains gas, electricity drainage and water are connected to the property.

Local Authority and Council Tax Band

North Yorkshire County Council
Council Tax - Band G

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.

what3words

///banquets.lashed.question





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. We are aware that a public footpath runs through the grazing land to the rear.

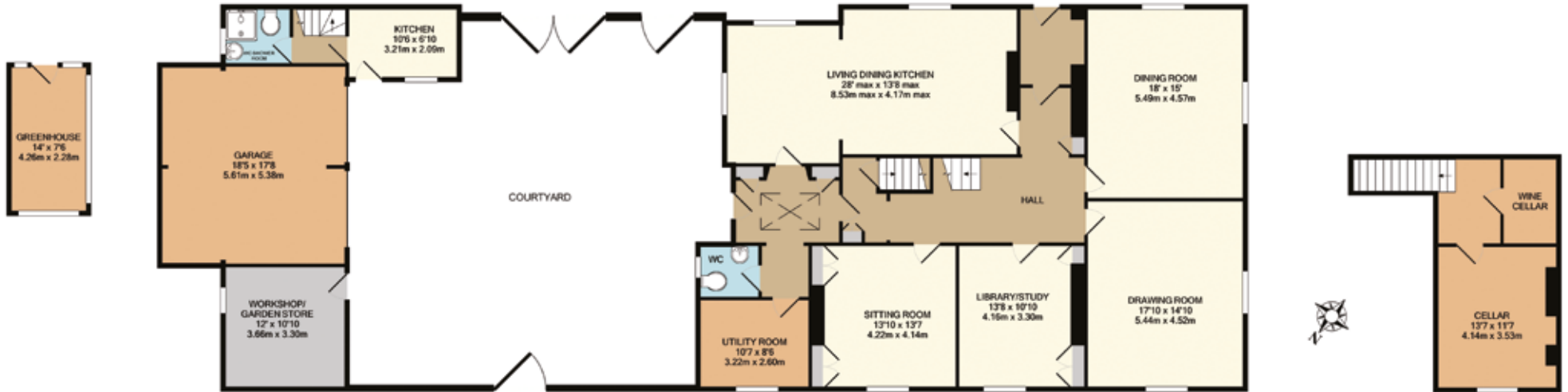
Viewings

Strictly by appointment with GSC Grays - T: 01423 590500.

DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows: 1. These particulars, including any plan, 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 do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their correctness 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 once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them 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 written: April 2026. Photographs taken: April 2026





GROUND FLOOR
APPROX. FLOOR
AREA 880 SQ.FT.
(81.4 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 1147 SQ.FT.
(106.3 SQ.M.)

BASEMENT LEVEL
APPROX. FLOOR
AREA 274 SQ.FT.
(25.4 SQ.M.)

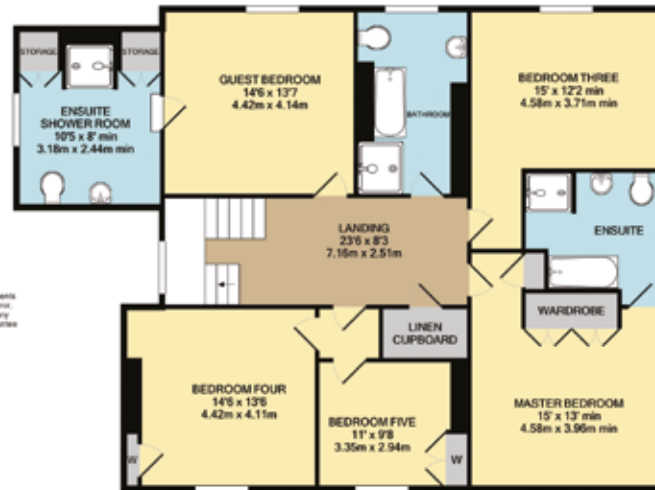


FIRST FLOOR
APPROX. FLOOR
AREA 285 SQ.FT.
(26.5 SQ.M.)



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 for 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.

TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE & GREENHOUSE 547.6 SQ.FT. (50.8 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 1526 SQ.FT.
(141.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 3547 SQ.FT. (329.5 SQ.M.)

