

THE OLD VICARAGE

Felixkirk, Thirsk



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An exceptional hilltop country house, thoughtfully reimagined to embrace one of Yorkshire's finest views.

*Thirsk 3 miles • A1(M) 10 miles • Harrogate and York 25 miles
Teesside International Airport 25 miles
Leeds Bradford Airport 38 miles*

Reception hall/dining room • cloakroom wc • snug • drawing room • kitchen/family/dining room • walk-in pantry • utility room • boot room

Principal bedroom suite with dressing room and bathroom • guest bedroom suite with Jack & Jill bathroom • 3 further bedrooms • house bathroom

Top floor bedroom 6 with en suite bathroom

Garden office with shower room • workshop • gym

Landscaped gardens • pool terrace

In all 1.325 acres

For Sale Freehold

Blenkin
& Co

ESTABLISHED 1992

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Approximate Gross Internal Floor Area

Main House - 473 Sq M / 5092 Sq Ft

Total - 547 Sq M / 5889 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

The Old Vicarage is an exceptional country house, set within one-and-a-third acres of beautifully landscaped gardens and grounds. Believed to date from the 16th century, the house was comprehensively restored and extended under the guidance of Bramhall Blenkarn Architects, winning the Building Excellence Award for Best Extension (North & East Yorkshire) in 2018.

The project transformed an historic building into a sophisticated contemporary home, where original character sits comfortably alongside striking modern architecture. Natural materials, carefully considered proportions and an emphasis on light create interiors that feel both timeless and relaxed. Outside, a

lavender-framed swimming pool set within honey-coloured stone introduces a distinctly Provençal influence, while the elevated setting affords uninterrupted views across the Vale of Mowbray from both the house and gardens.

Occupying a commanding position at the heart of the village, The Old Vicarage has long been associated with the neighbouring 12th-century Church of St Felix, although there is evidence to suggest an earlier building once occupied the site alongside an attached barn.



Tenure: Freehold

EPC Rating: D

Council Tax Band: G

Services & Systems: All mains services. Oil central heating.

Fixtures & Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Local Authority:

North Yorkshire Council
www.northyorks.gov.uk
Conservation Area

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.





- Detached period country house
- Award-winning architectural extension
- Over 5000 sq ft of accommodation arranged over 3 floors
- Detached garden office with shower room
- Gym and workshop
- Established landscaped gardens and greenhouse
- Southwest facing flagged terrace with a heated outdoor pool
- Panoramic views south and west across the Vale of Mowbray – part of the wider view from Sutton Bank known as ‘England’s finest’
- No onward chain

The architectural intervention is both respectful and confident. A two-storey rendered masonry extension beneath a slate roof echoes the proportions and materials of the original house, while a contemporary single-storey timber-clad addition beneath a

green roof, with zinc canopy and rooflight, strengthens the relationship between the house, gardens and surrounding landscape. Throughout, carefully framed views and an abundance of natural light reinforce the connection between inside and out.

At the heart of the home is an impressive open-plan kitchen, dining and family room, conceived as the principal living space. A rooflight draws additional daylight deep into the room, while full-height sliding glass doors open directly onto the York stone pool terrace. When opened on both elevations, the room becomes entirely connected to the gardens, creating an effortless flow between house and landscape. Extending to over 30 ft in length, the space comfortably accommodates informal seating, family dining and everyday living.





The bespoke country kitchen combines understated elegance with practicality. Extensive fitted cabinetry is complemented by quartz worktops and centred around a substantial island incorporating a sink with chrome mixer tap and boiling water tap. An Everhot range cooker is accompanied by integrated appliances, while a generous walk-in larder with bespoke wine storage, utility room and separate boot room provide the practical spaces expected of a house of this calibre.

The reception hall doubles as an elegant dining room, where a tiled floor and substantial stone fireplace create an impressive setting for entertaining. To one side lies the triple-aspect drawing room, centred around an open fireplace and filled with natural light from large sash windows with window seats and French doors opening onto the terrace. On the opposite side, double doors lead to the more intimate snug, a double-aspect room arranged around a wood-burning stove.

The first floor is arranged around a central landing, from which five generous double bedrooms are accessed. Occupying the southern wing, the principal suite enjoys an abundance of natural light from sash windows on two elevations and comprises a beautifully fitted dressing room together with an en suite bathroom, where a freestanding bath is positioned to take full advantage of the far-reaching views. A separate walk-in shower completes the suite.

A second bedroom benefits from its own en suite arrangement via a Jack and Jill bathroom, which also serves the fourth bedroom, while the family bathroom is fitted with both a bath and separate walk-in shower.

The converted attic occupies the second floor and provides a further double bedroom with extensive eaves storage together with an en suite bathroom, both naturally lit by Velux roof windows.



Outside / Outbuildings

Approached from the village green, the drive passes a magnificent sycamore standing upon a scheduled ancient monument, crossing common land over which The Old Vicarage enjoys established rights of access.

Electric gates, set between stone gate piers topped with lanterns, open onto an expansive gravelled parking and turning area. Mature trees provide shelter to one side, while on the other the land falls away to reveal far-reaching views across the valley. To the rear, additional gravelled parking includes an EV charging point adjacent to a traditional brick and pantile outbuilding incorporating a dedicated gym featuring recessed lighting and full-height glazed doors opening onto the drive. A two-storey workshop/store sits alongside.

Occupying the highest point of the grounds, the house, outbuildings and pool terrace enjoy complete command of the surrounding landscape. The heated swimming pool (3.5 m x 10 m) forms the focal point of the broad stone terrace, where uninterrupted views extend across the Vale beyond, preserved by a frameless glass balustrade that allows the

panorama to be appreciated even from the water. The Niveko pool has automatic chemical dosing, a swim jet and automatic thermal safety cover, and is powered by an air source heat pump for all-year use.

A retaining stone wall edged with fragrant lavender softens the western boundary of the terrace, lending a subtle Mediterranean character to the setting, while below, areas of wildflowers give way to sweeping lawns descending through the gardens.

Broad stone steps lead to the lower grounds, where mature specimen trees, an orchard and expansive lawns create a parkland quality. The upper gardens include raised vegetable/cut flower beds, a lean-to greenhouse and a children's play area with sunken trampoline.

A further detached stone and pantile building provides an ideal home office, positioned to enjoy west-facing views across the valley and complemented by a separate shower room.



Environs

Felixkirk is an attractive conservation village occupying an elevated position on the edge of the North York Moors National Park. Surrounded by rolling countryside and enjoying outstanding views across the Vale of Mowbray, the village has a rich history centred around a prehistoric burial mound and the Grade I listed Church of St Felix, noted for its Norman architecture and medieval doorway. Opposite the church stands The Carpenters Arms, a highly regarded, award-winning village inn with an excellent restaurant.

The thriving market town of Thirsk lies just a short drive away, offering a range of independent shops, cafés and everyday amenities, together with a mainline railway station providing direct services to York, Manchester and London. Michelin-starred dining is available nearby at The Black Swan at Oldstead, while Tommy Banks' Byland Abbey Inn offers a more informal alternative. Well-regarded schools including Cundall Manor, Queen Mary's and Ampleforth College are all within approximately 20 minutes' drive, Aysgarth School within 40 minutes' and the schools in York are also very accessible.

Directions

The Old Vicarage lies opposite the village pub, on the other side of the prehistoric mound. The drive lies off the road signposted 'Sutton'.

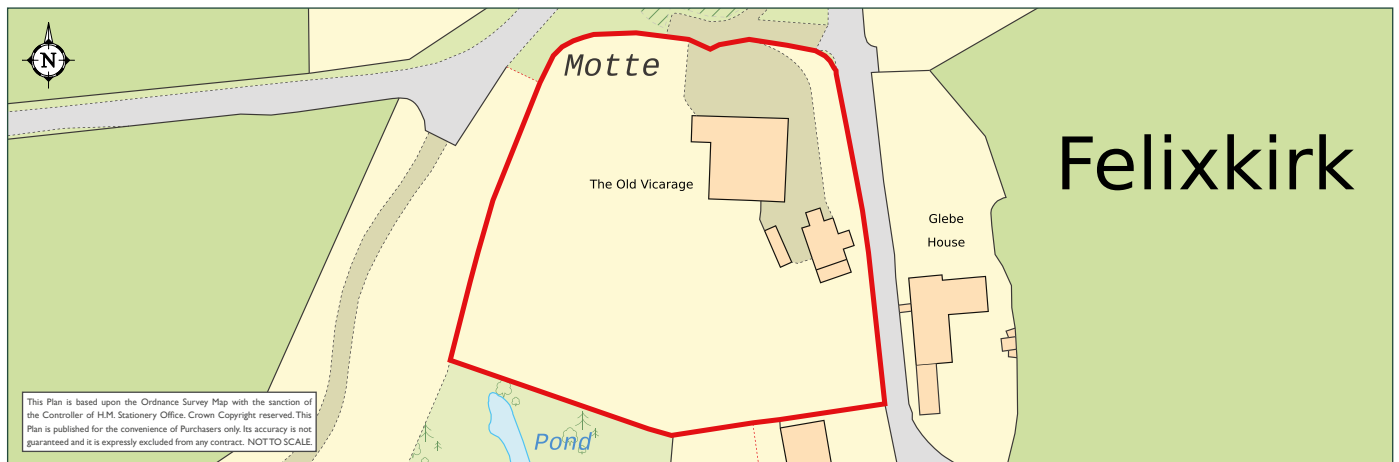
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Viewing

Strictly by appointment.



ESTABLISHED 1992



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