



## Borrowby, Thirsk £3,000 Per Month

A beautifully restored Grade II listed 17th Century farmhouse in a picturesque village 4 miles from Thirsk and 5 miles from Northallerton boasting almost 3,400 sq ft of flexible living space complemented by over 2,000 sq ft of versatile outbuildings and idyllic gardens, blessed by far reaching views towards the Yorkshire Dales.

The property is offered furnished, part furnished, or unfurnished.



Steeped in history, and with its outbuildings pre-dating the former farmhouse back to the 15th Century, Ivy House was comprehensively renovated, restored and re-imagined by the current owners in 2007 and further enhanced in 2010 and 2013 with the conversion of an adjoining cow byre to create additional living space creating a wonderful expanse of living accommodation.

An enchanting reception hall featuring a stone-flagged floor and oak latch doors leads through to a charming sitting room with a stone fireplace and wood-burning stove. An inner hallway off the sitting room features oak flooring and latch doors leading to a cloakroom/WC, a bespoke boot/utility room, and a bedroom room with full-height windows overlooking the courtyard.



The heart of this incredible home is the a stunning 52'10" (16.1m) long split level dining kitchen and living area that features a high specification kitchen with expansive quartz worktops, generous storage and a substantial quartz topped central island with dining bar complemented by a range of integrated appliances.

On the first floor, the contemporary side of Ivy House features 2 double bedrooms, the largest of which enjoying the benefit of an en-suite shower room and a Juliet balcony with fabulous views across the courtyard, orchard and rural landscape towards the Yorkshire Dales beyond. Access from the second staircase lies the original 17th-century farmhouse, offering a further four bedrooms, two with en-suite facilities, together with a house bathroom arranged across two enchanting floors. Both levels are blessed with a wealth of period features and breathtaking views through the original stone mullion windows.



The front garden features a shingled seating area and a host of herb, vegetable and flower beds making it a delight as a productive kitchen garden.

The idyllic south west facing rear garden has been lovingly landscaped to feature split level lawns, secluded seating areas and a number of raised sleeper beds boasting bold drifts of herbaceous perennials and specimen grasses. The maintenance of the flower beds will be organised by the landlord, however, the tenants are expected to reimburse the landlords for the cost of the gardener and look after the lawns themselves.

A gated driveway leads into an expansive cobbled courtyard, providing parking for the property, available by separate negotiation. The driveway continues down to a generous parking area with access to a versatile 1,072 sq ft portal frame barn.



A farm outbuildings can be available with the tenancy .

#### AGENTS NOTE

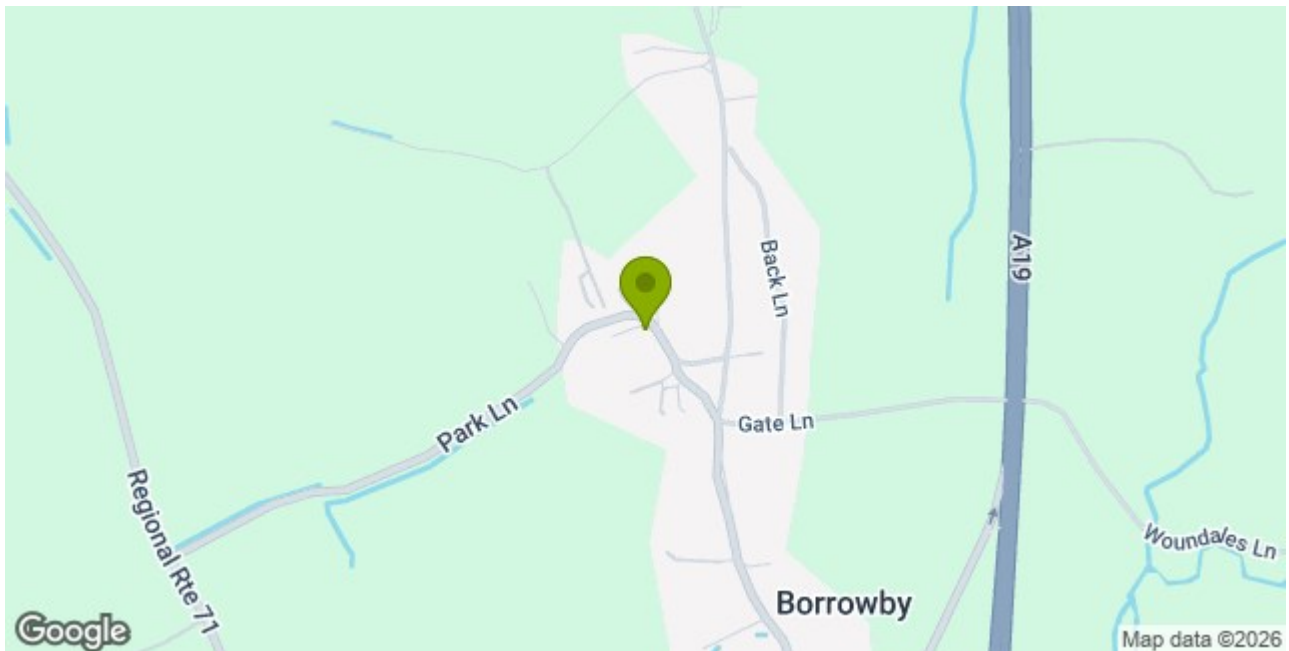
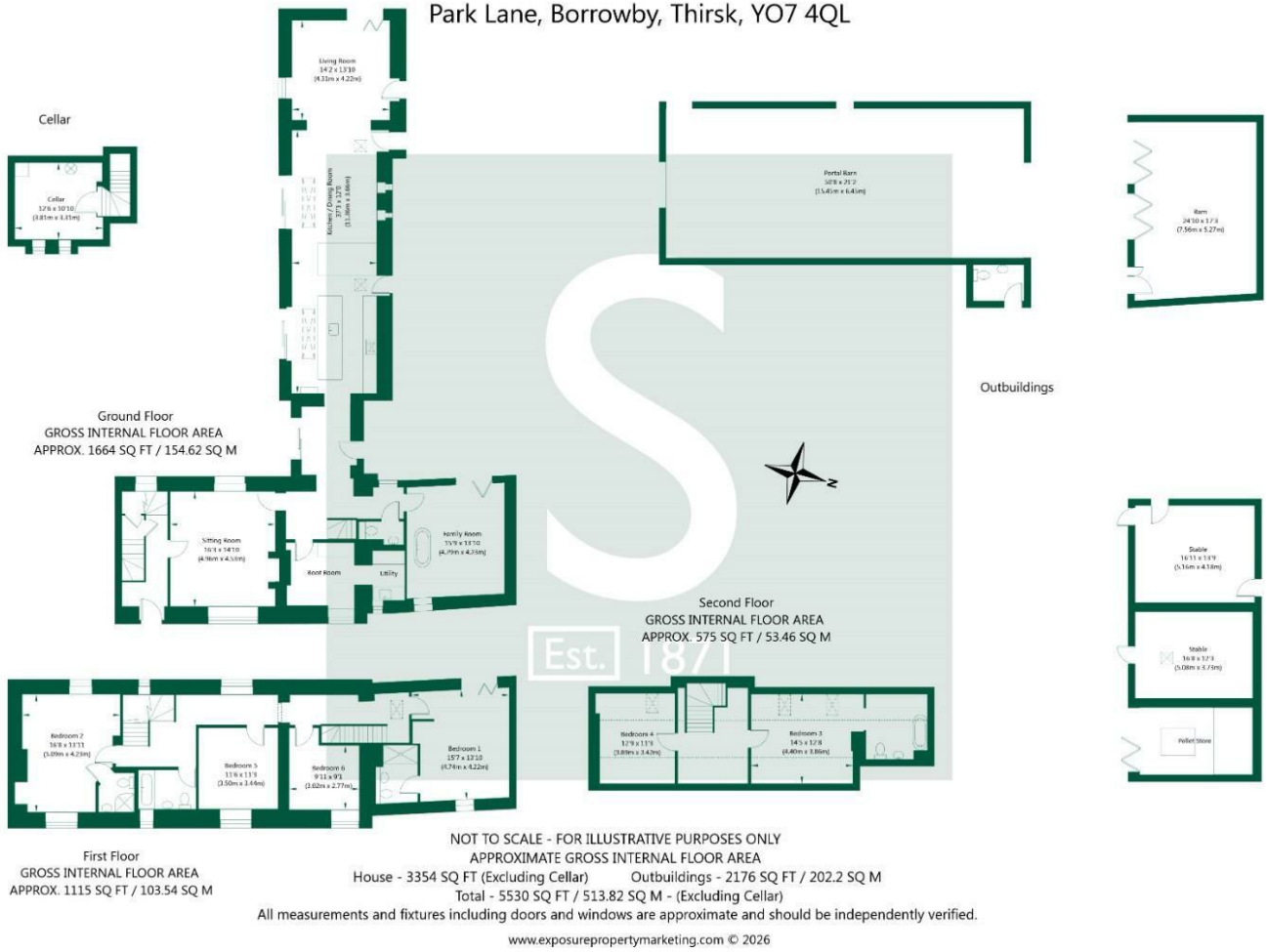
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