

THE OLD VICARAGE

Kilburn

THE OLD VICARAGE

Rare North Yorkshire gem - elegantly restored, beautifully appointed, and embraced by manicured gardens

*Thirsk 6 miles • Helmsley 10 miles • A1 12 miles
York 20 miles • Leeds city centre 48 miles*

Entrance vestibule • staircase hall • cloakroom •
2 reception rooms • study • kitchen/dining room • scullery
• pantry • laundry room • boot room

Principal bedroom suite with his & her dressing rooms
and bathrooms • bedroom suite with dressing room and
bathroom • 3 further bedrooms • house bathroom

Annexe – gym • cloakroom • shower room • sauna • utility
room • store room

Double garage • stores • summer house

Gardens and grounds

In all approximately one acre

For Sale Freehold

Blenkin
& Co

ESTABLISHED 1992

Priestley House, 36 Bootham
York, YO30 7BL
sales@blenkinandco.com
01904 671672

blenkinandco.com

The Old Vicarage, Kilburn, York YO61 4AH

Approximate Gross Internal Floor Area

Main House: 487.3 SQ M / 5,245 SQ FT

Outbuildings 152.3 SQ M / 1,639 SQ FT

Total: 639.6 SQ M / 6,884 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 a distinguished period residence, originally built in 1870 with stone elevations beneath a slated roof, once serving as the vicarage to the neighbouring Norman church. Set on rising ground at the edge of the village, it enjoys a south-easterly outlook across open countryside. Refurbished to an exceptional standard through a collaboration between interior designer Stephen Nealls and Woods of Harrogate Furnishings, the property combines nineteenth-century architectural integrity with bespoke contemporary interiors. The result is a rare opportunity to acquire a family home of remarkable quality, blending rural tranquillity with modern luxury.

- Detached period village house (not listed) offering exceptional privacy
- Over 5,200 sq ft of versatile, beautifully appointed accommodation
- Bespoke Plain English kitchen with state-of-the-art appliances
- Luxurious bathrooms with premium fittings throughout
- Magnificent principal bedroom suite occupying much of the first floor
- Annexe with gym, sauna, and ancillary facilities
- Private driveway with turning circle, ample parking, and garaging
- Outstanding landscaped gardens with orchard, kitchen garden and summer house
- Within strolling distance of an acclaimed country inn



Tenure: Freehold

EPC Rating: On order

Services & Systems: Mains water, electricity and drainage. Oil-fired central heating, zoned.

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
 North York Moors National Park

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 Old Vicarage, with its elegant stone mullion windows, has been meticulously restored and enhanced to an exceptional standard, each detail showcasing the finest craftsmanship. Throughout, the programme of modernisation has been carefully executed to respect and preserve its heritage and period character.

Handmade bronze casement windows and doors, underfloor heating beneath Element 7 parquet flooring, cast iron radiators, antique fireplaces, and a Stuv wood-burning stove set the tone for the interiors. Luxurious finishes abound, from Moiré wall coverings and Belgian carpets with specialist underlay, to Forbes & Lomax switches, Drummonds bathrooms, and Czech & Speake fittings with indulgent deluge showers.

The bespoke Plain English kitchen is equipped with state-of-the-art Gaggenau appliances, a Quooker boiling water tap, and striking marble worktops. From bedrooms and dressing rooms to the cold room pantry, every space is a showcase of design integrity and timeless quality.

Outside

The approach to The Old Vicarage is discreet, with the property remaining hidden until its handsome south-west elevation is revealed beyond bespoke, electric timber gates. An elegantly paved turning circle leads to further parking and a detached garage block with loft storage, power, lighting, and an EV charging point. The garage has been sympathetically restored with reclaimed slate and crested ridge tiles.





A recently constructed detached annexe provides a suite of light-filled rooms, currently arranged as a gym with utility space, shower room, and sauna. With its own independent heating system, it offers excellent versatility and could be adapted for use as ancillary family or guest accommodation.

The gardens are beautifully landscaped, with sweeping York stone terraces framed by a mellow wall lined with pleached hornbeams. Stone steps lead to a main lawn, orchard, and wildflower meadow rising to a summer house, with woodland beyond including lime, horse chestnut, and ash.

A contemporary kitchen garden, designed with raised Corten steel beds, is planted with asparagus, raspberries, and cut flowers. Further highlights include an avenue of cherry trees along the south-east boundary, topiarised yew and cloud trees for year-round structure, espalier pears, hydrangeas, and far-reaching views across open countryside.





Environs

Kilburn is known both for the famous “Mousey” Thompson furniture workshops and the iconic White Horse landmark carved into the hillside at nearby Sutton Bank. The village has a country inn, The Forresters Arms, and the surrounding area is rich in dining options, including The Abbey Inn at Byland and the Michelin-starred Black Swan at Oldstead, both owned by renowned chef Tommy Banks.

Thirsk is just 15 minutes away, providing a full range of amenities as well as a mainline railway station with direct services to London in just over two hours. The area is also well served by independent schools such as Ampleforth College and several in York. Leeds Bradford International Airport can be reached in under an hour, with Manchester Airport around two hours by road.

Direction

In Kilburn take the lane opposite the road signposted Bagby and Thirsk, and the house is at the top.

What3words: ///diverting.miles.fame

Viewing

Strictly by appointment.



Important notice 1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars (“Information”) may be relied upon as a statement or representation of fact. Neither Blenkin & Co nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Blenkin & Co or the seller/lessor. 2. Any photographs (and artists’ impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. 4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given. **NB:** Google map images may neither be current nor a true representation. **Media:** Internal photos 2024, external photos and text October 2025. Brochure by wordperfectprint.com



ESTABLISHED 1992

