

The Old Vicarage & The Vestry (Annexe)

Roecliffe, York, North Yorkshire, YO51 9LY



Beautiful family house with 6 bedrooms, circa 1856, set in the sought-after village of Roecliffe, with an adjoining high-quality 3 bedroom house, double garage, paddock and series of outbuildings set in 2 acres, maintained & decorated to a high standard.

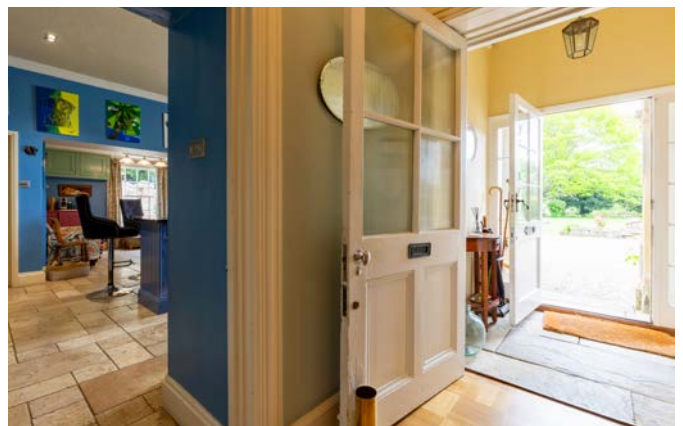
Boroughbridge 1 mile, Ripon 8 miles, Harrogate 11 miles, York 19 miles (Train Station 20 miles), Leeds 25 miles, Leeds Bradford Airport 24 miles, Thirsk Railway Station 13 ½ miles, Cattal Station 10 ½ miles, A1 (Junction 48) 2 miles.

GUIDE PRICE
£1,895,000



Built in 1856 The Old Vicarage is steeped in character and offers the perfect accommodation with 4 reception rooms and 6 bedrooms in the main house and 3 bedrooms in The Vestry, the annexe next door. The Vestry could easily be connected to the main house but provides the perfect accommodation for elderly relatives or grown-up children, as well as a very productive rental or holiday let. The house has been well looked after and has been in the same family for the past 70 years. There are a series of outbuildings to the side of the house which have potential for a variety of different uses. The front and rear gardens are a delight with stunning views to the rear leading onto a paddock which provides a very useful addition.

Accommodation consists of drawing room, sitting/dining room, orangery, study, kitchen/breakfast/family room, downstairs WC, cellar, various utility rooms, master bedroom suite with dressing room and large bathroom and a further 5 double bedrooms, family bathroom and separate shower room. The Vestry has a sitting/dining room, sunroom, kitchen/breakfast room, utility room and separate WC and 3 double bedrooms with a bathroom and dressing room. Outbuildings include double garage, second double garage with gardener's tool shed, garden storeroom and stable with 2 stalls, further 2 stable blocks with 3 stables each. 2 acre plot.



The Old Vicarage | Rocliffe, York, North Yorkshire, YO51 9LY

The Old Vicarage is approached along a long gravel drive through the extensive front garden arriving in a sweeping parking area in front of the house. The front door opens into a lobby and on into the main hall. There is a drawing room and sitting room linked at the rear by a wonderful orangery built in 2021 by Kirby Joinery of Rocliffe. This is a stunning room and brings the garden into the house with floor to ceiling windows and 2 sets of double French doors leading onto a large terrace, ideal for summer entertaining. There is a study at the front of the house and a beautiful Jeremy Wood of Wetherby bespoke kitchen/breakfast/family room with a central island, handmade units with ample granite work surfaces, an electric Aga and underfloor heating. Leading off the kitchen is a walk-in larder, boiler room with gas boiler, hot water tank and a large utility/boot room with a door to the side of the house. Steps lead from the kitchen down to the cellar with 2 good sized rooms for wine and storage. There is a cloakroom with WC off the hall.

Off the spacious first floor landing is the master bedroom suite with a walk-in dressing room and door to the large en-suite bathroom with central bath, walk-in shower, twin wash hand basins on a vanity plinth, low level WC. There are 2 further large double bedrooms and a shower room on this floor, a large airing cupboard and a door from the half landing leading to the 4th bedroom and staircase to the second floor with 2 further bedrooms and a bathroom. All the bedrooms have wonderful views over the gardens.





The Vestry (annexe)

Built in 2005, The Vestry was built to be a home and provides very comfortable accommodation with a sitting/dining room and a sunroom with double doors opening to a private dining terrace. To the front of the house there is a kitchen/breakfast room, utility room and separate downstairs WC, with under floor heating throughout the ground floor. Upstairs there is a master double bedroom with a dressing room and 2 further bedrooms with a family bathroom. To the front is a modern double garage with remote control electric doors. The Vestry is currently a successful holiday let.



Outside

The grounds of The Old Vicarage are a delight and extend to 2 acres. The extensive front garden is laid to lawn with mature specimen trees, well stocked borders and a variety of shrubs and plants flowering throughout the year. On entering through the front gate you pass an orchard, the drive continues along the side of a large lawn, perfectly manicured by a robotic mower and then curves round revealing the house with its stunning Victorian facade. To the side of the house there is a courtyard with a cobbled yard, an EV charge point and a further double garage block with a gardener's tool shed, garden storeroom and stable with 2 stalls. Carrying on you approach the second courtyard with 2 stand-alone buildings with 3 stables each. The rear garden leads to a paddock of just over half an acre and wonderful views over the surrounding fields across the River Ure and beyond, towards Ripon. The garden is laid to lawn with mature trees and borders with a variety of flowering shrubs and plants. There is also a well-stocked vegetable garden. The family installed 2 sets of 4 KW solar panels in 2016 with a 20-year Feed in Tariff. The majestic River Ure and an extensive range of footpaths and bridlepaths are all nearby.





The village of Roecliffe, a conservation area, is very sought after and provides a wonderful local community. The Crown, a gastro pub, serves delicious food and drinks and is at the heart of the village. There is a highly regarded Church of England Primary School, and the area has many good local and private schools to call upon. Boroughbridge is a thriving traditional Yorkshire Market town with shops, cafes and delis, a famous butchers, supermarket, medical centre and range of sports clubs. The historic cultural centres of York and Harrogate are close by and provide a large variety of shops as well as theatres and other cultural delights. The nearby village of Aldborough has a renown annual Music Festival every year and there are many other local events to keep everyone occupied. The A1 is only minutes away and provides the perfect access to the main road network of the North. Thirsk and York Rail Stations are also close by and provide a rapid train service down to London or up to Edinburgh and beyond.



Site Map



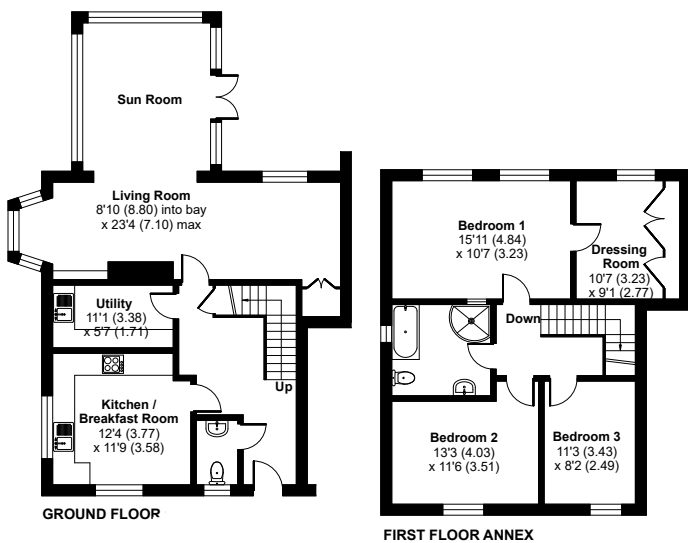
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Plotted Scale - 1:1,250

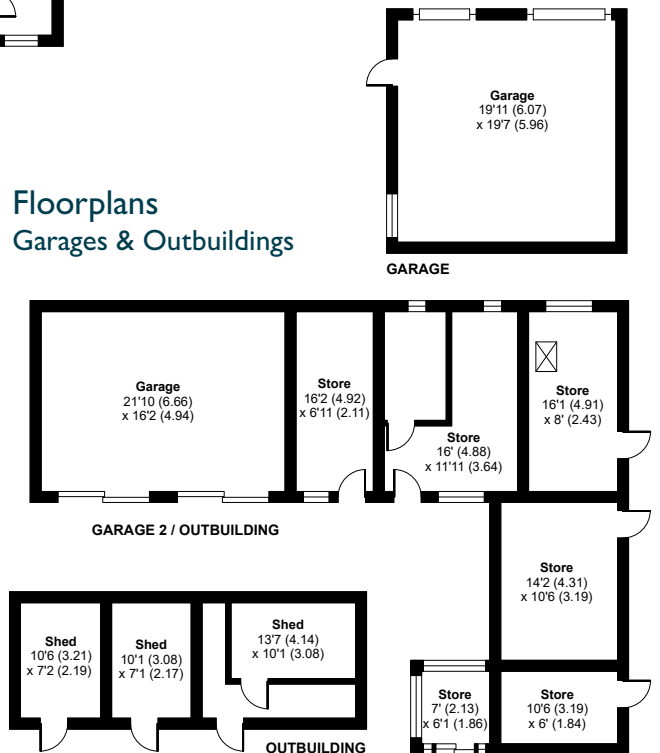
Floorplans
The Old Vicarage



Floorplans
The Vestry



Floorplans
Garages & Outbuildings





Services

Mains water, electric, drainage, The Old Vicarage has a gas boiler whilst The Vestry has an oil tank and boiler for the central heating and hot water. Solar panels are connected to both houses. Both houses have Full Fibre Broadband throughout.

Local Authority

Council tax is band "G" for The Old Vicarage and payable to North Yorkshire Council. The Vestry qualifies for small business relief.

Directions

From the Boroughbridge turn-off of the A1 (Junction 48) and take the A168 to Ripon. At the first roundabout turn left to Rocliffe. Carry on this road into the middle of the village and The Old Vicarage will be found on your right just after the church.

Tenure and Possession

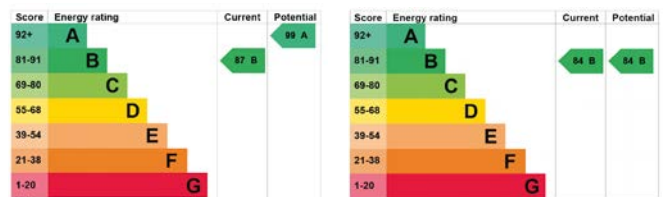
The property is offered for sale freehold and with vacant possession upon completion.

Viewing

Strictly by prior appointment through Giles Edwards Yorkshire Property Ltd, Tel: 01765 688 353.

Energy Performance

EPC for The Old Vicarage is "B" and "B" for The Vestry. Further information available on request.



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Measurements and other Information

All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.