

THE FARM

Rainton, Thirsk, North Yorkshire



THE FARM

Hugely appealing Georgian village house with a walled garden and generous garaging

*Ripon 5 miles • Boroughbridge 6 miles • Thirsk 8 miles
Harrogate 16 miles • York 23 miles*

Entrance and staircase hall • rear hall • cloakroom • separate wc •
3 reception rooms • study • kitchen/dining room • pantry • utility/
laundry room

4 bedrooms • 3 bathrooms (2 en suite)

2 double garages • 2 garage loft rooms

Summer house • open log stores

Walled garden

For Sale Freehold

JSA Merit Estates



ESTABLISHED 1992

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The Farm, Rainton, Thirsk, North Yorkshire YO7 3PH

Approximate Gross Internal Floor Area

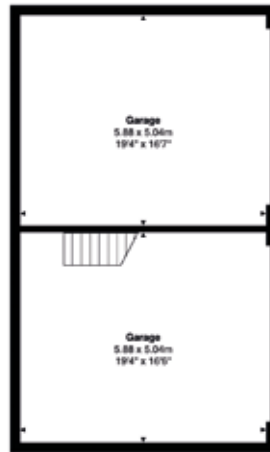
House: 2780 SQ FT / 258.3 SQ M

Garaging: 974 SQ FT / 90.5 SQ M

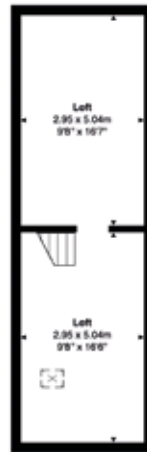
Total: 3,754 SQ FT / 348.8 SQ M

For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



Garage Ground Floor
Gross Internal Area: 60.3 m² ... 649 ft²



Garage First Floor
Gross Internal Area: 30.2 m² ... 325 ft²



Ground Floor
Gross Internal Area: 148.9 m² ... 1602 ft²



First Floor
Gross Internal Area: 109.4 m² ... 1178 ft²

City

Country

Coast

As its name suggests, this handsome double-fronted detached house, constructed of stone, was formerly a farmhouse. Beautifully updated and extended in recent years, it now offers well-proportioned accommodation in a peaceful village setting. Large sash windows allow an abundance of natural light to flood the interiors, while the practical yet versatile layout provides ideal family living space. The gardens wrap around the house on three sides, and the property also benefits from a substantial double garage block with storage rooms above, offering considerable scope for further development (subject to the necessary permissions).

- Detached Georgian village house
- Family accommodation extending to more than 2700 sq ft
- Fine original period features
- Garaging for 4 cars and ample parking
- Potential to develop rooms over the garage (STPP)
- Superb local amenities
- Easy access to the A1(M)
- 15 minutes' drive to railway station with direct services to London and Leeds
- Available for sale with no onward chain



Tenure: Freehold

EPC Rating: D

Council Tax Band: F

Services & Systems: Mains electricity, gas, water and drainage. Gas central heating.

Fixtures & Fittings: All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Local Authority:

North Yorkshire Council
www.northyorks.gov.uk

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.





Externally, The Farm is a traditional double-fronted farmhouse dating from the 18th century and constructed of stone. Internally it has been beautifully restored and updated. The well-balanced accommodation is ideally suited to family life and includes useful utility and storage spaces including a cloakroom, separate wc, a boot room and built-in wardrobes.

At the front of the house are two well-proportioned, south-facing reception rooms. The sitting room features a Chesney® log-burning stove set within a handsome stone fireplace, while the dining room has an elegant Georgian hob-grate fireplace. A 21 ft drawing room, enjoying a dual north-south aspect, provides an impressive reception space with an original cast-iron dog grate set within an ornate fireplace as its focal point. French doors open directly onto the garden terrace. A separate study sits off the hallway.

The kitchen/breakfast room forms a large and welcoming family space, with windows and French doors opening onto the garden and ample room for a family-sized dining table. It also benefits a traditional walk-in pantry. The kitchen is fitted with painted cabinetry topped with granite worktops, an island unit with breakfast bar, a double Butler sink and a gas-fired range cooker. Adjacent is a prep-kitchen that accommodates an extra-wide American-style fridge freezer in addition to a well-equipped utility/laundry room fitted with an integrated oven, gas hob and sink.

On the first floor, the principal bedroom suite enjoys both south- and east-facing light and features a pretty cast-iron hob-grate fireplace, along with a generous bathroom with twin basins. A second bedroom includes a built-in wardrobe and en-suite shower room.



There are two further well-proportioned bedrooms, both with original fireplaces, one of which also has a built-in wardrobe. The family bathroom has a vaulted ceiling with skylights and underfloor heating.

Outside

The house is set back from the village road behind a deep grass verge. A stone wall and wrought-iron garden gate frame the front garden. The walled garden wraps around the house on three sides and is characterised by sweeping areas of lawn with sculptural clipped box hedging arranged in soft curves, along with generous paved patio and BBQ areas positioned to catch the sun as it moves around the property. A south-facing summer house, flowering climbers, a mature hornbeam and pear tree, and well-established shrubs along the perimeter complete the setting. A secure garden gate at the rear provides access to the shared courtyard.

A wide shared gravel drive runs along the eastern side of the house, providing generous parking and turning space leading to a block-paved forecourt in front of the garage block. The garage building comprises two double garages with separate up-and-over doors and an internal dividing wall. An internal staircase rises to two interconnecting loft rooms with good head-height, offering excellent potential for conversion, subject to the necessary planning permissions.



Environs

Situated in the attractive North Yorkshire village of Rainton, the property enjoys a peaceful semi-rural setting surrounded by open countryside, yet remains within easy reach of Ripon, Thirsk and Harrogate. Rainton, centred around its village green, offers a number of amenities including an historic pub/coaching inn, village hall, play park and cricket club with pavilion. The nearby village of Topcliffe, approximately two miles away, provides a useful village store with post office and doctors surgery.

Schooling in the area is excellent with well-regarded independent and state schools including Cundall Manor School, Queen Mary's School, Queen Ethelburga's and Ripon Grammar School all within easy reach.

The surrounding area offers outstanding opportunities for outdoor pursuits with the Yorkshire Dales and North York Moors National Parks and the Howardian Hills Area of Outstanding Natural Beauty all close by. The A1(M) can be accessed at the Baldersby interchange approximately three miles away, connecting to the wider motorway network, while direct rail services to Leeds and London are available from nearby Thirsk.

Directions

The Farm lies just beyond the village green heading east along Sleights Lane.

What3words: ///verdict.passions.shunning

Viewing

Strictly by appointment.



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