

GALES HOUSE FARM

Gillamoor, North Yorkshire



GALES HOUSE FARM

Handsome Victorian farmhouse with parking, gardens and a paddock

*Kirkbymoorside 2 miles • Helmsley 8 miles • Pickering 9 miles
York 28 miles*

Oak-framed porch • kitchen/breakfast room • dining room • sitting room • porch/boot room • cloakroom/laundry room • principal bedroom suite with bathroom and dressing room • 2 further bedrooms • house bathroom

Small garden to rear • sheltered terrace to front • 2 log stores

Paddock

For Sale Freehold

Blenkin
& Co

ESTABLISHED 1992

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

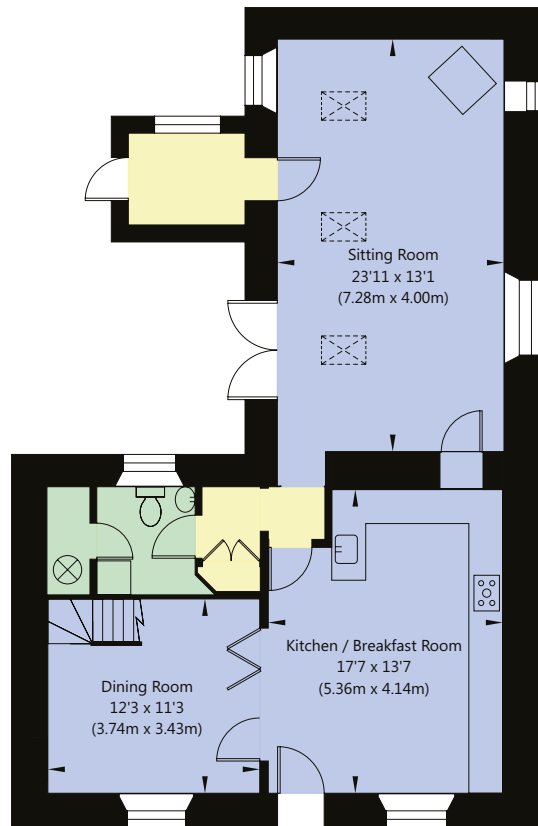
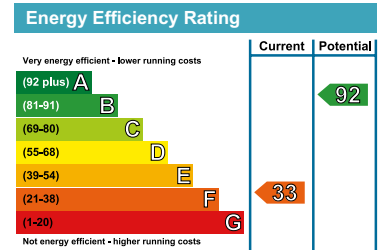
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Gales House Farm, Kirkby Lane, Gillamoor, North Yorkshire YO62 7HT

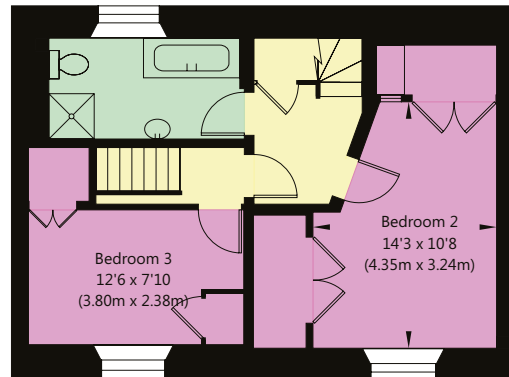
Approximate Gross Internal Floor Area

1789 SQ FT / 166.21 SQ M

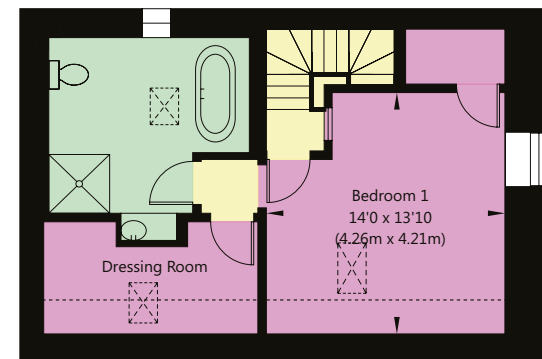
For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 854 SQ FT / 79.32 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 473 SQ FT / 43.98 SQ M



Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 462 SQ FT / 42.91 SQ M

City

Country

Coast

Gales House Farm is a traditional farmhouse dating from 1864, set on the edge of the prosperous moorland village of Gillamoor, two miles north of Kirkbymoorside. Carefully renovated and sympathetically restored, the house provides well-appointed accommodation arranged over three floors, with a garden, driveway parking and a separate paddock with its own roadside access.

- Renovated period house with driveway parking,
- Nearly 1800 sq ft of accommodation
- Far-reaching views across the surrounding countryside
- South facing terrace and a rear garden

- Paddock with roadside access and planning permission
- Village with primary school, pub and parish church

This double-fronted farmhouse is built in ashlar stone, with gable-end chimney stacks and a strong sense of its original character. It has been restored and renovated inside and out, combining period details with carefully considered modern improvements. Double-glazed timber sash windows, fitted in 2024, complement solid oak floors, timber louvre shutters, column radiators and handmade cabinetry, all extending across the three floors. The result is a practical and characterful home with generous storage throughout.



Tenure: Freehold

EPC Rating: F

Services & Systems: Mains electricity and water. Oil-fired central heating. Private drainage (shared).

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 AONB

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 kitchen/breakfast room opens through wide bifold doors into the dining room, creating a family space of approximately 25 ft in length. A log-burning stove anchors the dining area, while two window seats face south towards the countryside. The Neptune solid wood kitchen has granite work surfaces, a Rangemaster cooker with induction hob and a Butler sink. A separate cloakroom/laundry room has a flagstone floor.

At the rear of the house, the sitting room opens through French doors onto the inner garden and rises into the roof space beneath exposed roof trusses. Oak flooring and a log-burning stove give the room a warm, relaxed character.

The first floor has two bedrooms, both with fitted cabinetry and far-reaching southerly views, together with a luxurious bathroom. The second floor is given over to the principal bedroom suite, with a dressing room and four-piece bathroom incorporating a freestanding bath. The bedroom has a glazed door opening to a frameless glass balustrade, allowing the full extent of the outlook to be appreciated, reaching towards the moorland plateau of Blakey Ridge.



Outside

A five-bar gate set within a stone wall opens onto the gravel driveway, which sweeps around to the front of the house.

Immediately in front of the house, a paved and sheltered terrace catches the sun from the south and west. The small rear garden is accessed directly from the sitting room and provides a more sheltered outdoor space.

A separate five-bar gate from Kirkby Lane leads into the enclosed paddock, which has a shelterbelt of trees and planning permission in place for the erection of a shepherd's hut.

Environs

Gales House Farm lies just outside the North York Moors National Park and within walking distance of Gillamoor, a rural village close to the southern boundary of the National Park. The village has a primary school, parish church and a 17th-century pub.

The surrounding countryside offers local walks, bridleways and a network of footpaths extending across the moors and between neighbouring villages. Kirkbymoorside, a market town with a range of shops and services, is close by, while Helmsley and Pickering are readily accessible to the west and east respectively.

Ryedale School, rated 'Outstanding' by Ofsted, is approximately ten minutes' drive away, while Ampleforth College is around 13 miles to the south.



Directions

Heading into the village from the south, the property is on the right hand side as indicated by the house sign, just outside the village boundary stone.

What3words: ///younger.scrolled.unpainted

Viewing

Strictly by appointment.



ESTABLISHED 1992



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