



CHARVIL HOUSE

SPRING HILL | RAINTON | THIRSK | NORTH YORKSHIRE | YO7 3PX

Occupying an elevated position within the heart of the sought-after village of Rainton, Charvil House is an impressive detached family home offering expansive and beautifully proportioned accommodation over two floors.

The property combines the character and presence of a traditional village house with the space and versatility demanded by modern family living. The accommodation has been arranged to provide a generous reception rooms, together with well-balanced bedroom accommodation and an excellent level of flexibility for those seeking space to work from home, entertain or accommodate multi-generational living.

Externally, Charvil House enjoys established landscaped gardens which wrap around the property, creating attractive outdoor spaces including stone-flagged terraces, mature shrub borders and sheltered seating areas. To the rear, a substantial double garage is complemented by a gravelled parking area for several vehicles.

Rainton retains a strong sense of community and benefits from a village pub, village hall, recreation facilities and a range of local clubs and activities, all set within an attractive rural environment in the heart of the Vale of Mowbray. Conveniently positioned between Ripon, Thirsk and Boroughbridge, the village enjoys excellent access to a wide range of amenities, schooling and leisure facilities, together with the A1(M) and regional road network.

ACCOMMODATION

GROUND FLOOR

- Reception hall
- Sitting room
- Dining room
- Snug
- Dining kitchen
- Utility room
- Cloakroom

FIRST FLOOR

- Landing
- Principal bedroom with en-suite shower room
- Guest bedroom
- Two further double bedrooms
- House bathroom

EXTERIOR

- Off-road parking
- Double garage
- Timber garden store
- Landscaped front and rear gardens
- Dining terrace

GROUND FLOOR

A welcoming and generously proportioned reception hall provides an impressive introduction to the property, immediately conveying the sense of space found throughout the house. The hall gives access to the principal ground floor accommodation and features an attractive staircase with turned timber balustrading rising to the first-floor landing. A useful understairs cupboard provides practical storage, whilst the neutral décor and glazed entrance door allow natural light to filter into the space. With ample room for occasional furniture, the reception hall forms an elegant and practical central point from which the accommodation flows.





A superb principal reception room of impressive proportions, the sitting room provides an elegant and highly versatile living space, ideally suited to both everyday family life and entertaining on a larger scale. The room is flooded with natural light from windows to two elevations together with a set of glazed French doors opening directly onto the stone-flagged terrace and gardens beyond, creating a seamless connection between the indoor and outdoor living spaces.

A stone fireplace forms an attractive focal point, whilst the generous floor area offers ample flexibility for a variety of seating arrangements. Positioned alongside the dining room, the space lends itself perfectly to formal entertaining, family celebrations and larger gatherings, whilst still retaining a warm and comfortable atmosphere for day-to-day living. The overall effect is one of space, light and comfort, making this an outstanding reception room for modern family life.

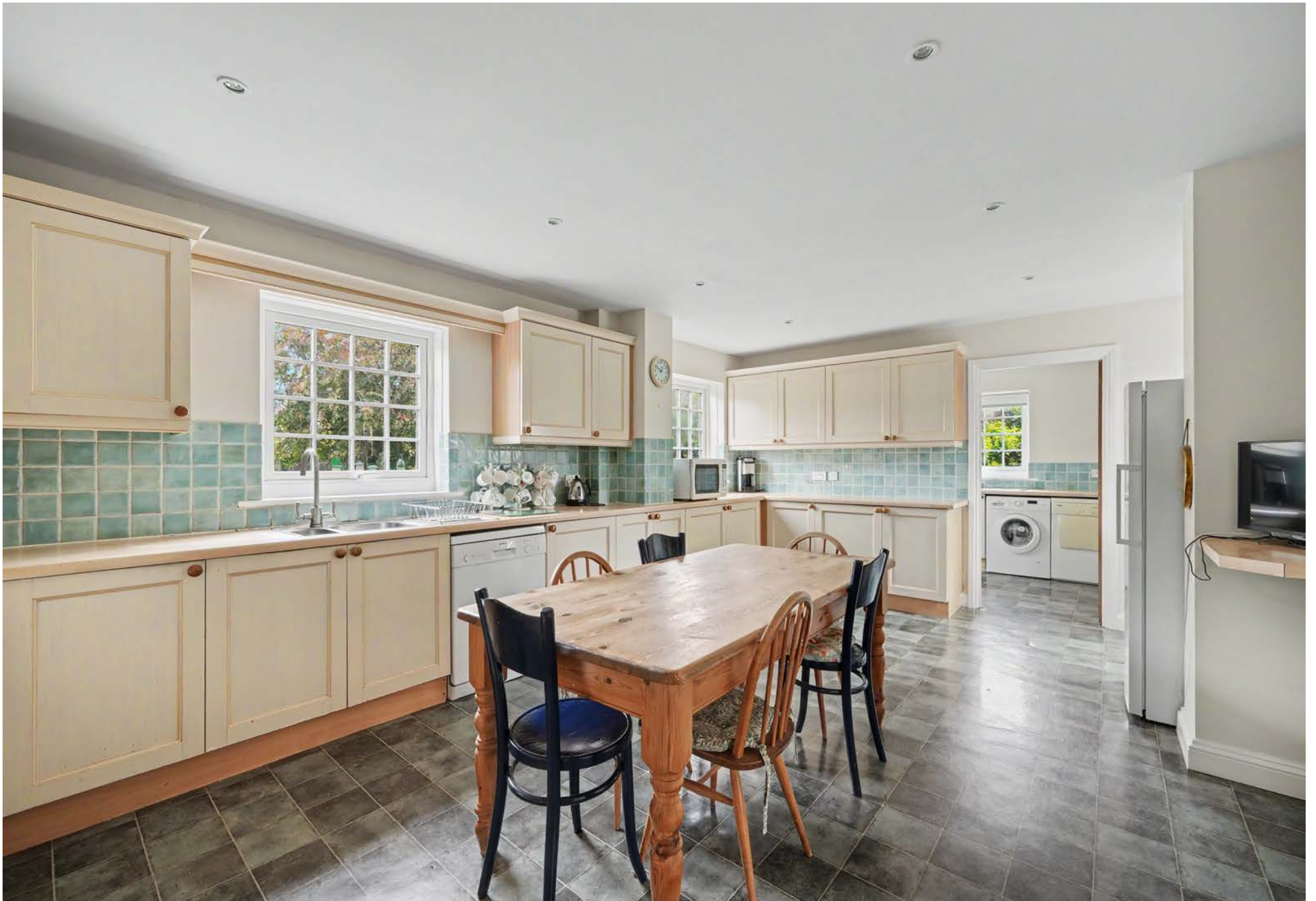


The dining room is a particularly well-proportioned reception room, ideally suited to both everyday family dining and larger gatherings. Enjoying a dual aspect with windows overlooking the gardens, the room is filled with natural light throughout the day, creating a bright and welcoming atmosphere. Generous proportions comfortably accommodate a substantial dining table and additional furniture, whilst glazed double doors connect seamlessly with the adjoining sitting room, allowing the space to be opened up for entertaining or closed off for more intimate occasions. The neutral décor further enhances the sense of light and space, making this an elegant and versatile room.



A versatile and well-proportioned reception room, the snug provides valuable additional living space and can be adapted to suit a variety of lifestyles. Currently utilised as a comfortable television and sitting room, it would be equally well suited as a home office, playroom, reading room or hobby room. A large window overlooking the gardens fills the room with natural light, whilst its position away from the principal reception rooms creates a quieter and more private space within the house.





The dining kitchen is a spacious and practical family room, offering ample space for both food preparation and informal dining. Fitted with an extensive range of cream-fronted wall and base units complemented by timber-effect work surfaces and a ceramic tiled splashback, the kitchen provides an excellent amount of storage and preparation space. Integrated appliances include a four-ring gas hob with extractor above, twin electric ovens, dishwasher and a stainless-steel sink unit positioned beneath a window overlooking the gardens.

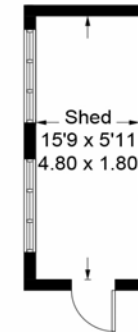
The room comfortably accommodates a family dining table, creating an ideal setting for everyday meals and casual entertaining. Positioned directly off the reception hall, the dining kitchen forms a practical and well-connected part of the ground floor accommodation, whilst enjoying a pleasant outlook over the gardens and an abundance of natural light.

Located adjacent to the kitchen, the utility room provides valuable additional workspace and storage. Fitted with matching cabinetry and work surfaces, the room incorporates a secondary sink together with plumbing and space for laundry appliances. A window overlooking the gardens and an external door providing direct access outside enhance the practicality of the space, making it an ideal everyday entrance for muddy boots, pets and outdoor pursuits. Together, the kitchen and utility room provide an excellent arrangement for modern family living.

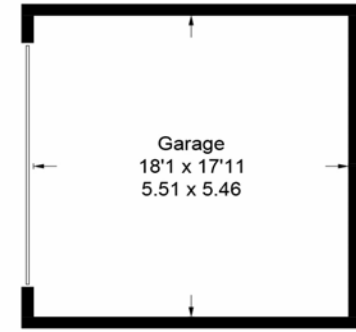


Charvil House, Rainton, Ripon, YO7 3PX

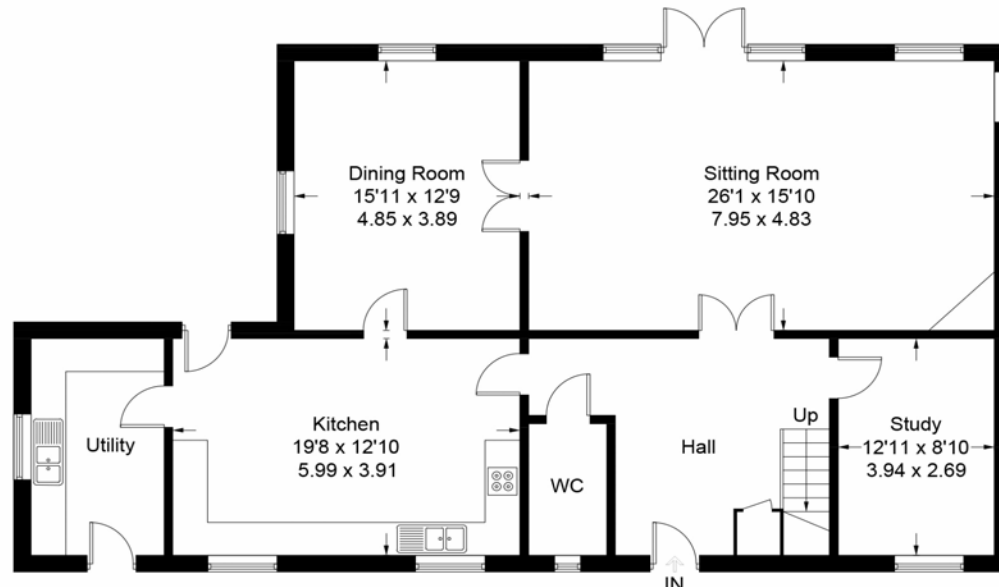
Approximate Gross Internal Area
Ground Floor = 1372 sq ft / 127.5 sq m
First Floor = 1172 sq ft / 108.9 sq m
Garage / Shed = 415 sq ft / 38.6 sq m
Total = 2959 sq ft / 275.0 sq m



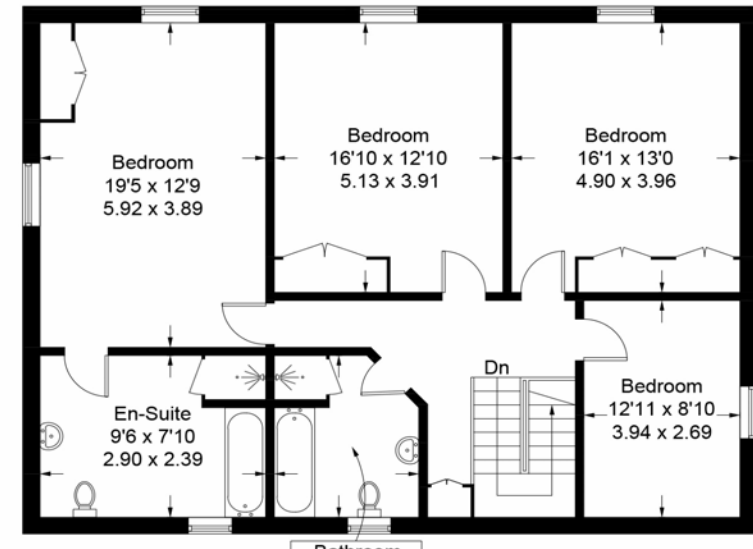
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Location / Orientation)



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Location / Orientation)



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

FIRST FLOOR

A spacious first-floor landing provides access to the bedroom accommodation and family bathroom. An attractive timber balustrade overlooks the reception hall below, whilst a large window positioned above the staircase floods the area with natural light and provides pleasant views across the gardens. The generous proportions create an excellent sense of space and offer room for occasional furniture, together with useful built-in storage. The landing serves as an impressive central feature of the first floor, enhancing the light and airy feel that is evident throughout the property.





The principal bedroom is an exceptionally generous double bedroom, enjoying a dual aspect with windows to two elevations that flood the room with natural light and create a bright and airy atmosphere. The impressive proportions easily accommodate a full range of bedroom furniture whilst still retaining a wonderful sense of space. The room benefits from a range of fitted wardrobes providing excellent storage. Direct access is provided to the en-suite bathroom, creating a comfortable and well-balanced principal suite.

Serving the principal bedroom, the en-suite bathroom is well-appointed and generously proportioned. The suite comprises a panelled bath, separate walk-in shower enclosure, pedestal wash hand basin and low-level WC. A frosted window provides natural light and ventilation, whilst the spacious layout ensures the room is both practical and comfortable for everyday use.



Bedroom two is an exceptionally spacious double bedroom, enjoying excellent natural light from windows overlooking the surrounding development. The generous proportions comfortably accommodate a king-size bed together with a comprehensive range of fitted bedroom furniture, providing excellent storage without compromising the sense of space. Neutrally decorated and fitted with recessed ceiling lighting and carpeting, the room offers flexible accommodation and could equally serve as a principal bedroom suite if desired.

Bedroom three is another substantial double bedroom, considerably larger than is often found in modern homes. A large window allows for plenty of natural light, whilst a range of fitted bedroom furniture provides excellent built-in storage. The room comfortably accommodates twin beds or a double bed, with ample space remaining for additional furnishings if required. Tastefully presented with neutral décor, fitted carpeting and recessed ceiling lighting, it provides versatile accommodation well suited to family living or visiting guests.



Bedroom four is a comfortable double bedroom enjoying a pleasant outlook through a large window, allowing for excellent levels of natural light. The room benefits from a range of fitted bedroom furniture, providing useful built-in storage whilst maintaining generous floor space. Neutrally decorated and fitted with carpeting and recessed ceiling lighting, it offers versatile accommodation equally suited as a guest bedroom, children's room or home office if required.



Serving the remaining bedrooms, the house bathroom is particularly spacious and well-appointed. Fitted with a white suite comprising a panelled bath, separate corner shower enclosure, pedestal wash hand basin and low-level WC, the room offers excellent practicality for family living. A frosted window provides natural light and ventilation, whilst complementary wall tiling, a heated towel rail and recessed ceiling lighting complete this generous family bathroom.



GARDEN AND GROUNDS

Charvil House is approached via a shared driveway serving just one neighbouring property, leading to a generous private parking area and double garage. Set within an established residential setting, the property enjoys a pleasant position with mature planting helping to soften the approach and enhance its overall appeal.

The gardens have been arranged to create attractive and manageable outdoor spaces that complement the accommodation. A paved terrace adjoins the house, providing an ideal setting for outdoor dining and entertaining, whilst a variety of established shrubs, ornamental trees and flowering plants provide colour and interest throughout the seasons.

A particularly charming feature is the sheltered garden area accessed directly from the house. Beautifully planted with mature shrubs, flowering perennials and ornamental trees, this delightful space provides an attractive and tranquil setting in which to relax and enjoy the outdoors.

Elsewhere, the gardens continue with a variety of established borders and decorative planting, creating an appealing backdrop to the property whilst remaining relatively easy to maintain.

The double garage provides excellent storage and secure parking, complemented by a private parking area.

Occupying a pleasant position within a well-established residential area, the property combines spacious family accommodation with attractive gardens, ample parking and a double garage, creating a highly practical home suited to modern family living.







LOCATION



Rainton is a picturesque village set in the heart of North Yorkshire, offering a perfect balance of historic charm and contemporary rural living. Ideally located in the Vale of Mowbray - between the North Yorkshire Moors and Hambleton Hills to the east, and the Yorkshire Dales National Park to the west. Rainton is surrounded by breathtaking scenery. Positioned approximately five miles northeast of Ripon and five miles southwest of Thirsk, the village enjoys a peaceful countryside setting with easy access to nearby towns and everyday amenities. Its location makes it an excellent base for exploring the wider region, which is rich in natural beauty, charming villages, historic towns and cities, and a wide array of National Trust and English Heritage sites, houses, and gardens.

THIRSK

A vibrant market town known for its traditional charm and strong sense of community. Made famous as the home of James Herriot, Thirsk blends heritage with convenience, offering a wide range of independent shops, cafes, and amenities. The town hosts a regular market and is also home to a popular racecourse, a leisure centre, and excellent transport links - including a mainline train station with direct services to London and Edinburgh—making it an ideal hub for both everyday living and commuting.

RIPON

The cathedral city of Ripon blends rich history with everyday convenience. Dominated by its magnificent Gothic cathedral, Ripon is also home to a weekly market, a variety of independent shops, excellent dining options, cultural attractions and nearby Fountains Abbey - a UNESCO World Heritage site. It's a city with a small-town feel, offering both character and convenience, and serves as a key destination for shopping, education, and leisure for residents of Rainton and the surrounding villages.

BOROUGHBRIDGE

Approximately 6 miles from Rainton, Boroughbridge is a historic market town set along the banks of the River Ure. Once a key coaching stop between London and Edinburgh, the town retains much of its heritage character while offering a convenient array of local amenities, pubs, and shops. The nearby A1(M) provides quick road access north and south, adding to the town's appeal for commuters.

EASINGWOLD

Located around 12 miles south of Rainton, Easingwold is a picturesque Georgian market town that offers a relaxed pace of life and a refined village feel. Known for its handsome market square, boutique shops, artisan food producers, and charming cafés, it's a delightful place to visit or explore on a regular basis. The town also provides a good range of services, schools, and community events, making it a valued destination for those seeking a slightly quieter yet well-connected lifestyle.

EDUCATION

Rainton is well served by a range of primary and secondary education options in both the state and independent sectors. Nearby village schools such as Dishforth Church of England Primary and Topcliffe CofE Academy provide excellent local options for younger children, all within a short drive of the village.

For secondary education, Thirsk School & Sixth Form College offers a comprehensive curriculum and sixth form provision, while the highly regarded Ripon Grammar School - just five miles away—offers selective state education and is consistently ranked among the top grammar schools in the country.

Independent schooling is also well represented in the area. Cundall Manor School, a co-educational day school for ages 2-16, and Queen Mary's School, an all-girls day and boarding school, are both located nearby and set within beautiful rural estates. For older pupils seeking a broader independent education, Ampleforth College is within easy reach and offers a prestigious day and boarding experience.

TRANSPORT LINKS

ROADS

Rainton benefits from excellent road connectivity, making it an ideal base for both rural living and convenient travel. The village is just a short drive from the A1(M), providing swift access north towards Darlington and Newcastle, and south towards Harrogate, Leeds, and London. The nearby A168 offers a direct route to Thirsk and links to the A19 for access to York and Teesside. These well-established road links make commuting and regional travel straightforward, while still allowing residents to enjoy the peace and seclusion of a countryside setting.

TRAINS

Rainton is conveniently located within easy reach of two mainline railway stations that offer excellent regional and national connections:

Thirsk Railway Station is the closest, approximately 6 miles northeast of Rainton. It sits on the East Coast Main Line and offers direct services to London King's Cross (around 2 hours), as well as regular trains to York, Leeds, Newcastle, and Edinburgh, making it ideal for commuters and long-distance travel.

Northallerton Railway Station, around 15 miles north, is another nearby mainline option. It also provides direct high-speed services to London, Edinburgh, and other major cities, with additional connections across the North of England.

AIRPORTS

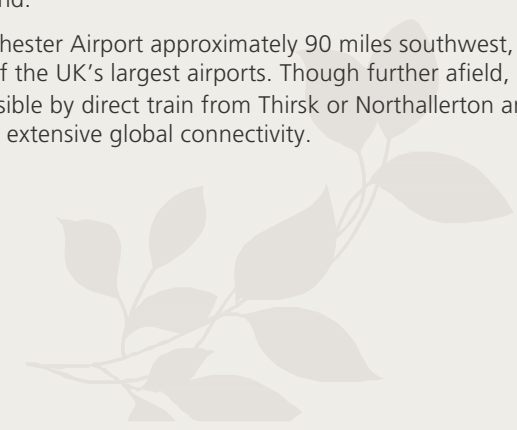
Rainton is well positioned for access to several regional and international airports, making both domestic and overseas travel convenient:

Leeds Bradford Airport is the nearest major airport, located approximately 30 miles southwest of Rainton (around a 45-minute drive).

Teesside International Airport is approximately 25 miles north, providing a more compact and efficient travel experience. It offers flights to a growing list of UK and European destinations.

Newcastle International Airport, approximately 60 miles north, is easily reached via the A1(M). It offers a broader range of international flights, including long-haul destinations, and is a key hub for travel across northern England.

Manchester Airport approximately 90 miles southwest, is one of the UK's largest airports. Though further afield, it is accessible by direct train from Thirsk or Northallerton and offers extensive global connectivity.





Method of Sale: The house is offered for sale by private treaty; however, the Agents reserve the right to conclude negotiations by any other means at their discretion.

Services: Mains electricity, water and drainage. Gas fired central heating.

Fixtures and fittings: All items normally designated as fixtures and fittings are specifically excluded from the sale unless they are mentioned in the particulars of sale.

Covenants, Easements, Rights of Way: The property will be sold subject to all covenants, easements and rights of way whether specifically mentioned in these particulars or not.

Energy Performance Certificate: Rating C: Full copy of the energy performance certificate is available upon request.

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

Mileages: Ripon 5 miles, Thirsk 5 miles, Boroughbridge 6 miles, Harrogate 18 miles, York 23 miles (All mileages are approximate)



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Estate Agents

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