

GALES HOUSE FARM HOLIDAY COTTAGES

Gillamoor, North Yorkshire



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Premium holiday cottage complex in an outstanding rural position within walking distance of a country inn

Kirkbymoorside 3 miles • Helmsley 8 miles • Pickering 9 miles • York 28 miles

Barley Cottage: kitchen open plan to dining and living room areas • 2 bedrooms • bathroom • enclosed rear garden. Sleeps 4

Bothy Cottage: kitchen open plan to dining and living room areas • 2 double bedrooms • 2 bathrooms (1 en suite) • enclosed rear garden. Sleeps 4

Cedar Lodge: open-plan kitchen/living room • inner hall • bedroom • bathroom • enclosed courtyard garden. Sleeps 2

Gales Lodge: entrance hall • open-plan kitchen/living room • bedroom • bathroom • enclosed courtyard garden. Sleeps 2

Stable block with stores/amenities/laundry

Allocated on-site parking • 2 EV chargers • garden • paddock

In all 1.12 acres

For Sale Freehold



ESTABLISHED 1992

Priestley House, 36 Bootham
York, YO30 7BL

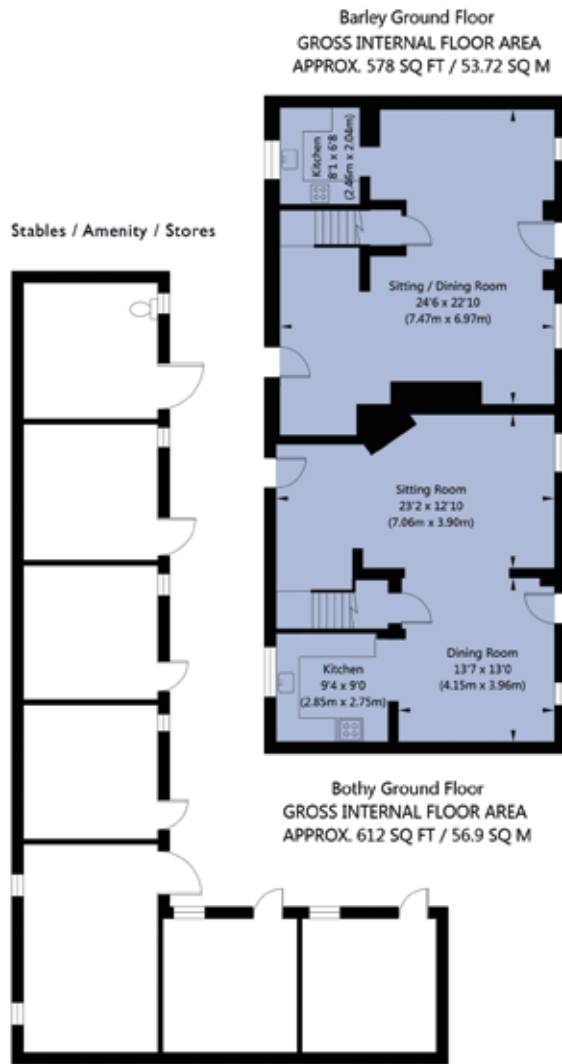
sales@blenkinandco.com
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Gales House Farm Holiday Cottages, Kirkby Lane, Gillamoor, North Yorkshire YO62 7HT

Approximate Gross Internal Floor Area
3210 SQ FT / 298.26 SQM - (Excluding Stables)

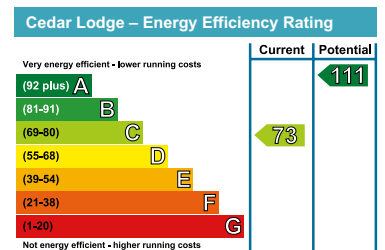
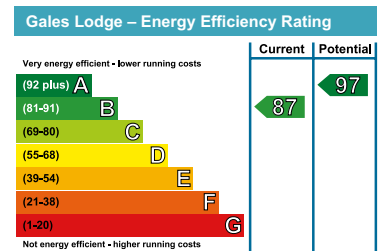
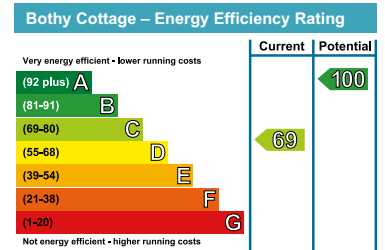
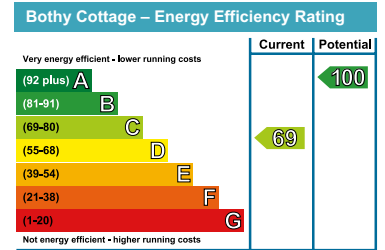
For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



City

Country

Coast



Gales House Farm Holiday Cottages is a highly successful, family-owned holiday let business comprising four beautifully presented stone-and-pantile cottages, set within just over an acre of landscaped gardens, grounds and adjoining land. The business is fully operational and is offered for sale as a going concern, with Bothy Cottage currently serving as the owners' accommodation.

The strength of the business is demonstrated by glowing reviews, impressive levels of repeat bookings (40% and above) and an established reputation for quality.

There is clear scope to enhance income further, subject to planning consent, with financial information available to genuinely interested parties.

This represents a rare opportunity to acquire a thriving, turn-key, lifestyle business in an outstanding rural setting. Further details can be found at www.gorgeouscottages.com and www.galeshousefarmcottages.co.uk.



Bothy and Barley Cottages



Bothy Cottage

Tenure: Freehold

EPC Rating: Barley Cottage C, Bothy Cottage C, Cedar Lodge C, Gales Lodge B

Council Tax Band: E

Services & Systems: Mains electricity and water. Electric radiators and electric towel rails with built-in timers. 4 independent water supplies. Private drainage. 16 UV solar panels on the stable block (4KW solar energy system).

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

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.

Additional Notes: For marketing purposes only, the available properties are re-named as Garden Cottage, Moors Edge, Kirkby Lane Cottage within the gorgeouscottages.com website.



Bothy Cottage



Bothy Cottage



Barley Cottage

- 4 fully equipped self-catering properties, geared to the business
- Established and profitable lifestyle business with systems, infrastructure and forward bookings in place
- Stone cottages finished and maintained to the highest standard
- Energy efficient operation, partly powered by solar energy
- Smart stable block providing storage, laundry, amenity facilities
- Garden, paddock and far-reaching countryside views
- Short walk to thriving village pub
- Extensive network of footpaths across the Moors and surrounding villages
- Rural but accessible - 5 minutes' drive to a market town

Gales House Farm Holiday Cottages enjoys a wonderfully private position, with just one near neighbour and open fields surrounding the property. Located approximately 450 metres outside the North York Moors National Park boundary, the cottages benefit from a peaceful rural setting while remaining highly accessible. All four cottages are stylishly furnished and well equipped with modern appliances, complemented by Morris & Co and Sanderson furnishings.

Barley Cottage and Bothy Cottage are two semi-detached cottages formed from a converted mid-19th century stone barn enhanced by oak-framed porches. Accommodation is arranged over two floors, with Bothy Cottage being currently occupied by the owners as it conveniently lies adjacent to the stable and amenity block.



Barley Cottage

Barley Cottage: The ground floor offers a spacious open-plan sitting and dining room with painted ceiling beams and a wood-burning stove set within a stone hearth. There is a walk-in cloaks cupboard and a well-appointed kitchen with a garden-facing window. A rear door opens onto an enclosed lawned garden with a BBQ and seating area. Upstairs are two bedrooms enjoying open views across the countryside, one with fitted wardrobes, together with a house bathroom featuring an electric towel rail.

Bothy Cottage: A characterful open-plan living space forms the heart of the property, featuring painted beams and a large convector log-burning stove. The dining area sits alongside a well-equipped kitchen with far-reaching garden/rural views. A generous understairs cloaks cupboard provides excellent storage. Upstairs, a skylight illuminates the landing. There are two double bedrooms, the larger benefiting from a wash basin and en suite shower room, while the second enjoys a westerly outlook across rolling countryside. The house bathroom includes a bath with shower over and a heated towel rail. Outside, the large west-facing rear garden is laid mainly to lawn with a BBQ seating area and views towards Fadmoor.

There is potential to extend Bothy Cottage by linking it to the stable block, subject to planning consent.



Cedar Lodge



Cedar Lodge



Cedar Lodge



Cedar Lodge

Cedar Lodge: Converted from a detached barn in 2015 and subsequently extended, Cedar Lodge is a charming single-storey cottage with a private, enclosed paved courtyard garden. It is rich in character, featuring wide oak doors, exposed beams, stone-flagged floors, louvre shutters and double-height ceilings.

The open-plan kitchen, dining and living space includes a log-burning stove and picture windows overlooking the garden and countryside beyond. The double bedroom has sliding doors opening onto the courtyard, enjoying a sunny south-west aspect with far-reaching views. The spacious bathroom benefits from underfloor heating, a freestanding bath with shower attachment, a wet-room style shower and a heated towel rail. A walk-in cloaks cupboard is located off the inner hallway.

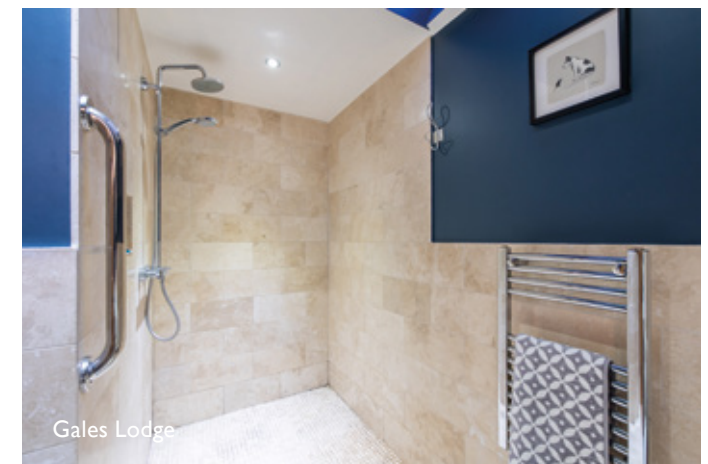
Gales Lodge: This detached, single-storey cottage also enjoys its own private, enclosed courtyard garden. Full of charm, it features exposed beams, stone floors, stone sills, louvre shutters and lofty ceilings.

The open-plan kitchen, dining and sitting room is double aspect and further enhanced by three skylights. The generous double bedroom has fitted wardrobes and windows overlooking the courtyard garden. The bathroom, with underfloor heating, includes a wet-room shower and heated towel rail. A walk-in cupboard provides practical storage for coats and boots.

Outside

A five-bar gate opens onto a wide gravelled driveway with allocated parking and a pleasant seating area overlooking the surrounding countryside. At the far end of the drive is a detached timber stable block with a pantile roof, discreetly concealed from the cottages. The roof is fitted with 16 solar panels, contributing to the property's energy efficiency. The stable block houses a laundry, control room, wc and storage areas, all with plumbing, electrics and lighting in place.

Beyond, a further five-bar gate leads to the enclosed paddock, divided into two interconnecting sections and bordered by post-and-rail fencing.



Environs

Gillamoor is a highly regarded moorland village known for its traditional stone and pantile houses, village green and parish church. Amenities include a primary school and the historic Royal Oak pub, dating from the mid-17th century. In Fadmoor, half a mile away, is an organic farm veg shop and The Plough, due to reopen as a community pub in spring 2026. The nearby farm at Farndale sells pasture-fed beef and lamb.

Set on a plateau above the river Dove, Gillamoor is renowned for its spectacular views. The nearby market town of Kirkbymoorside and the picturesque village of Hutton-le-Hole both lie within three miles, the latter accessible via a popular walking route.

Gales House Farm Holiday Cottages lies immediately south of the village, just outside the National Park boundary and only a five-minute drive from a thriving market town. Bordering open countryside, the property enjoys uninterrupted views in every direction, making it an exceptional base for both owners and guests alike.

Directions

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

What3words: ///airship.dorms.onion

Viewing

Strictly by appointment



ESTABLISHED 1992



Important notice 1. No description or information given about the property or its value, whether written or verbal and 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. **Photographs, property spec and video highlights:** January 2026. Brochure by wordperfectprint.com

