VINE HOUSE

Main Street, Great Ouseburn, York YO26 9RQ



VINE HOUSE

Handsome detached Georgian village house with elegant Victorian additions, enclosed gardens, substantial stable block and private parking

Boroughbridge 4 miles • Harrogate 12 miles • Ripon 13 miles
York 14 miles

Reception hall • drawing room • sitting room • dining room • snug • study • kitchen/breakfast room • family room • pantry • utility room • cloakroom • wine cellar

Principal bedroom with dressing room and en suite bathroom • 6 further bedrooms • 4 further bathrooms

Substantial 2-storey stable block/barn • stores • garage • greenhouse • bothy

Enclosed rear garden • former walled kitchen garden • generous off-street parking

For Sale Freehold

Blenkin & Co
ESTABLISHED 1992

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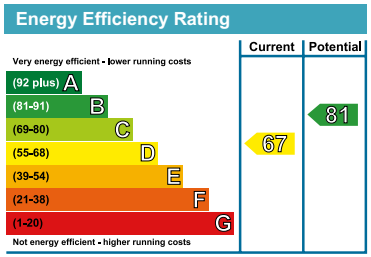
Vine House, Main Street, Great Ouseburn, York YO26 9RQ

Approximate Gross Internal Floor Area

Main House: 5615 SQ FT / 521.63 SQ. M

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





City Country Coast

Vine House is a handsome detached Georgian residence in the heart of Great Ouseburn, one of the most attractive and sought-after villages in the Vale of York. Dating principally from the 1820s, with later Victorian additions, the house provides over 5600 sq ft of generously proportioned accommodation, ideally suited to family life. With driveways to either side, an enclosed rear garden and a substantial former stable block, Vine House is a standout village property. Although situated within the village Conservation Area, it is not Listed.

Great Ouseburn is a particularly appealing village with a wide range of amenities. Situated approximately midway between York and Harrogate, it combines the pleasures of village life with convenient access to both centres, good regional transport connections and a wide choice of state and independent schools.

- Detached Georgian family house - not Listed
- Versatile accommodation of more than 5600 sq ft
- Elegant bay windows, tall sash windows, original shutters and beautifully proportioned interiors
- Substantial family kitchen/breakfast and family room with underfloor heating
- Enclosed gardens and ample off-street parking
- Impressive 2-storey former stable block with clocktower
- Highly desirable Conservation village
- Village primary school and excellent access to state and independent schooling
- Between York and Harrogate, with good regional transport connections



Tenure: Freehold

EPC Rating: D

Council Tax Band: G

Services & Systems: All mains services. Oil central heating. LPG gas.

Agent's Note: The current owner of Vine House has constructed a single four-bedroom dwelling for their own occupation, situated beyond the rear garden. Vine House benefits from a formal right of way over the access driveway running along its south-eastern boundary.

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.









Vine House is an elegant example of early nineteenth-century domestic architecture, constructed principally in mellow brick beneath a slate roof. Its handsome, symmetrical frontage is distinguished by tall sash windows and later Victorian bays which bring an abundance of natural light into the house.

On both floors, the interiors have a pleasing sense of scale characterised by high ceilings, generous windows and fine proportions. Period architectural features include deep skirting, arches and alcoves, fireplaces on both floors, cornicing, architraves and panelled doors with brass furniture, working shutters and magnificent geometric floor tiles in the hall.

Vine House has evolved over nearly two centuries and retains much of its architectural integrity. Updated and maintained over the years, it now offers the opportunity for a new owner to introduce their own style and make considered improvements.

The principal reception rooms are arranged across the front of the house, where the large Victorian bay windows create elegant, light-filled spaces. The drawing room and sitting room both have fireplaces fitted with wood-burning stoves, an additional snug features a cast iron dog-grate fireplace and there is a separate study. The formal dining room enjoys west facing light and is connected to the garden through double doors.

The kitchen/breakfast room forms the heart of the house and has double glazed doors opening wide onto the garden. It is fitted with recessed spotlights, handmade timber cabinetry, granite worktops, a central breakfast island, a range cooker with a gas hob and a range of integrated appliances.













Underfloor heating continues from the kitchen into the adjoining family room which is dual aspect with a wood-burning stove. A traditional walk-in pantry, a utility/boot room, laundry and cloakroom provide practical support.

The handsome oak staircase passes a tall arched window on the half landing to the generous bedroom accommodation arranged around a broad landing. The principal bedroom suite has an adjoining dressing room with fitted cabinetry and en suite shower room, while six further bedrooms and four additional bathrooms provide ample accommodation for a large family and visiting guests. The house bathroom is filled with light from two windows and includes both a freestanding bath and shower. All bedrooms retain the pleasing proportions and natural light characteristic of the house, with attractive views across the village and gardens.

Outside

The house occupies an attractive position on Main Street, its handsome frontage softened by railings, mature hedging and established planting. A feature of the property is the provision of driveways to either side of the house, one giving access to the rear, where there is generous parking and a garage.

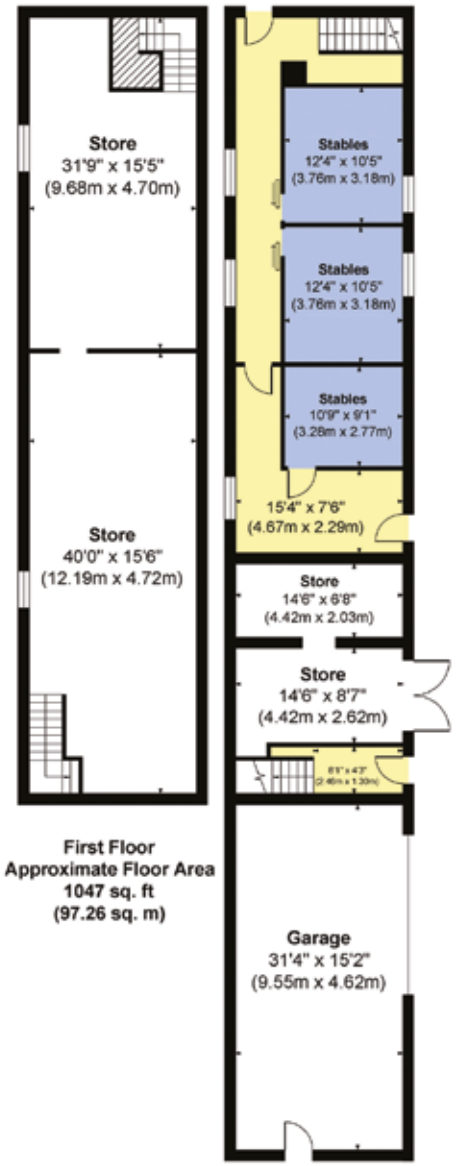
Behind the house lies an enclosed garden, providing a welcome sense of privacy. Predominantly laid to lawn, it is complemented by paved seating areas, a brick bothy, established borders and a former walled kitchen garden featuring two productive fig trees, an apricot tree, a greenhouse and detached brick-built potting shed/store.

Outbuildings

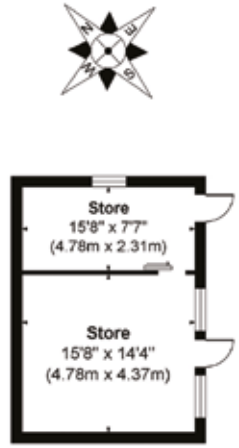
Approximate Gross Internal Floor Area

2917 SQ FT / 271 SQ M

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First Floor
Approximate Floor Area
1047 sq. ft
(97.26 sq. m)



Outbuilding
Approximate Floor Area
348 sq. ft
(32.33 sq. m)





A particularly notable feature of Vine House is the substantial two-storey brick-and-pantile former stable block, a handsome traditional building with a distinctive clocktower that contributes greatly to the character of the property. The building retains its original stable accommodation and extensive storage areas, with large rooms extending across the upper floor. It has two entry points, windows including Velux and is equipped with power, water and light.

The scale and character of this building are exceptional for a village house and provide considerable flexibility for a variety of ancillary uses, whether for hobbies, storage, workshops, home working or, subject to the necessary consents, conversion.

The garage has an electric up-and-over door, power and light. Alongside is an external tap and a cobbled forecourt next to the generous gravelled parking area.

Environs

Great Ouseburn is a thriving Conservation village, situated in the Vale of York amid attractive North Yorkshire countryside. Known for its handsome period houses, established gardens and strong sense of community, it is popular with families seeking a village lifestyle within easy reach of York and Harrogate.

Vine House occupies a central position on Main Street, with the convenience store just across the road. The village also has a popular public house, The Lime Tree Inn, a church, village hall, sports field and a well-regarded primary school. A variety of clubs, activities and community events contribute to an active and welcoming village atmosphere.







The location is particularly convenient for families, with Great Ouseburn Primary School within the village and a good choice of state secondary schools in the surrounding area, including Boroughbridge, Knaresborough and Ripon. Independent schooling is also readily accessible, including Queen Ethelburga's College, together with the established independent schools in York and Harrogate.

The nearby market town of Boroughbridge provides a useful range of independent shops and everyday amenities with York and Harrogate offering extensive shopping, cultural and recreational facilities, together with excellent restaurants and railway connections.

For commuters, the A1(M) is approximately five miles away, providing convenient access to the wider motorway network. The railway station at Cattal, some 15 minutes' drive, offers services on the York-Harrogate-Leeds line, while York Railway Station provides direct mainline connections to London King's Cross, Manchester and Edinburgh.

Directions

Heading northwards into the village, continue past the primary school on the left and Vine House is on the right hand side, the house name clearly visible above the front door.

What3words: ///dynasties.commander.cheerily

Viewing

Strictly by appointment.





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