



Beech House
West View | Ainderby Steeple | Northallerton | DL7 9QQ

STEP INSIDE

Through the front door, you are greeted with an immaculately presented period property, which has undergone extensive structural and cosmetic improvements, creating a turn-key home that blends modern upgrades with beautifully retained character features.

Dating back to the 1800s, the property follows a traditional layout, a formal entrance hall, with original spindle staircase, two generous reception rooms with bay windows, and one housing a period cast iron fireplace.

The heart of the home is the impressive dining kitchen, featuring quality dark-grey cabinetry, quartz worktops, including an island and a triple aspect outlook, with patio doors opening onto a private courtyard garden. From here, there is access to a large boot room and a beautifully finished ground floor WC. There is also a spacious laundry room fitted with country-style cabinetry and solid wood worktops.

Upstairs, you'll find four double bedrooms and a newly fitted house bathroom, with traditional roll top bath. The principal bedroom is complete with a large en-suite shower room, complete with new sanitaryware.

Notable details include; cornicing, panelled walls, column radiators, oak doors and period fireplaces.









SELLER INSIGHT

“ We were first drawn to Beech House for its handsome doublefronted façade and the sense of privacy it offers, tucked quietly away from the village’s main road. It’s a home filled with natural light, thanks to the abundance of windows, even the utility and boiler room enjoy daylight and the generous rooms provide exceptional storage throughout. The private courtyard has been one of our favourite spaces: a peaceful, sunfilled retreat where we’ve enjoyed family time and entertaining without being overlooked. Despite its convenient position, the house and gardens remain remarkably quiet, offering a real sense of escape.

The village itself has been a joy to live in, welcoming, largely owneroccupied, with an active parish council, a beautiful 14thcentury church, and a traditional pub just a short stroll away. Everyday amenities are close by in Northallerton, along with excellent transport links including the A1(M), A19 and fast rail connections to London. Footpaths and countryside walks begin almost at the doorstep, and the Wensleydale Heritage Railway passing occasionally nearby adds a charming nod to the area’s history. We’ve also been told that the property was once owned by Dame Dorothy Tutin, whose family has longstanding ties to the area.

Over our 13 years here, we’ve carried out a comprehensive programme of improvements, including a twostorey extension that created the spacious dining kitchen, principal suite, boot room and utility spaces. The house has been rewired, replastered, insulated and redecorated throughout, with new flooring, a bespoke kitchen, upgraded bathrooms, extensive landscaping, a new garage and thoughtful restoration of period features. The result is a home that blends character with modern comfort, offering tranquillity, light and a wonderful sense of space, qualities we will truly miss.”



* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

STEP OUTSIDE

The gardens are equally well considered, offering various areas, perfect for entertaining. There is an enclosed lawn to the side of the property, with fenced and hedged boundaries. A stone-flagged private patio sits adjacent to the kitchen, with well stocked raised borders. The front garden is neatly presented with gravelled areas, flower beds and reinstated steps and pathway, leading to the front door, creating an attractive approach to the property.

The gravelled driveway has ample private parking for several vehicles, with raised areas, ideal for additional planting and pots. There is also a single garage, with double timber doors, which holds potential to either convert or extend to create a home office (subject to consents).

Location

Ainderby Steeple is a North Yorkshire village just outside Northallerton, with an attractive large village green, a beautiful 14th century Church and a traditional pub. Surrounded by open countryside, it offers immediate access to footpaths and scenic walks, while remaining exceptionally convenient for transport links, including the A1(M), A19 and fast rail services at Northallerton, including London Kings Cross. There is a village shop and primary school located in nearby in MortononSwale, with a wide range of amenities in Northallerton, including independent and national shops, supermarkets, cafes and restaurants. Ainderby Steeple embodies village life, within the countryside, whilst still being well connected.

Directions: A1 (M)

Leave the A1(M) at Junction 51 and follow signs for Northallerton (A684), continue for approximately 6 miles, passing through Leeming Bar and MortononSwale. Before you approach the village green, turn left down Thrinfoft Lane.

Directions: Northallerton

Follow the A684 towards Bedale. After approximately 2 miles, you will reach Ainderby Steeple, marked by the village green and St Helen's Church, turn right down Thrinfoft Lane.

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Services, Utilities & Property Information

- * Utilities – Mains gas, electricity, drainage and water connected
- * Tenure – Freehold
- * Property Type – Detached
- * Construction Type – Brick construction
- * Council Tax – D
- * Parking – Driveway and garage
- * Mobile Phone Coverage – Check with your provider
- * Internet Connection – Broadband available
- * Public and Private rights of way – None
- * Other – Please note that the property is in a designated conservation area.
- * Viewing Arrangements – Strictly via the vendor's sole agent at Fine & Country North Yorkshire and Durham.



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Approximate Gross Internal Area
2131 sq ft - 198 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	47 D	78 C
39-54	E		
21-38	F		
1-20	G		

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