



WATERGATE HOUSE
Ampleforth, North Yorkshire





WATERGATE HOUSE

MILL LANE, AMPLEFORTH, YORK, YO62 4EJ

AN EXCEPTIONAL 5 BEDROOM DETACHED HOUSE THAT EXUDES STYLE AND CHARACTER, STANDING IN SOME 5.34 ACRES OF LOVELY GARDENS AND GRASSLAND IN A SOUGHT-AFTER COUNTRY LOCATION ON THE EDGE OF THE HOWARDIAN HILLS BETWEEN THIRSK AND MALTON

Accommodation

Reception hall • Cloakroom/WC • Sitting room • Dining room • Family room
Farmhouse kitchen. Breakfast room • Garden room • Studio • Utility room

Five double bedrooms • Three bathroom/shower rooms

Externally

Triple garage • Outbuildings • South facing formal garden
Further garden area and orchard • Tennis court • Grassland

In all some 5.34 acres (2.16 ha)

FOR SALE BY PRIVATE TREATY



GSC GRAYS

PROPERTY • ESTATES • LAND

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Situation

Watergate House enjoys a discreet location a short distance from the well serviced village of Ampleforth in the heart of North Yorkshire. The village offers an excellent range of local facilities including two public houses, one primary school, a church, doctors surgery, convenience store/post office and village hall that all combine to create a strong sense of local community. The village also has public transport connecting to York, Helmsley and Easingwold. The wider area is highly regarded for its individual homes and notable dining options, with other amenities close by in Helmsley, only a 10 minute drive. Ampleforth sits on the boundary of both the North Yorks Moors National Park and Howardian Hills National Landscape, explaining the ongoing appeal of the village to discerning home buyers. That said the location also offers a high degree of convenience with Thirsk station on the East Coast mainline rail service. The A19 offers swift accessibility north to Teeside and its airport, with the A1(M) motorway near Boroughbridge via the A168. The likes of York, Harrogate and indeed Leeds are within commuting distance as a result.





Description

Grade II listed, picturesque in appearance, significant in size and flexible in terms of its use, Watergate House is the ideal English country house standing in grounds encompassing south facing gardens, a tennis court and grassland.

The living accommodation extends overall to some 4764 sq ft (443 sq m) and is arranged over three floors. Offering flexibility to suit personal choice, there is an immediate sense of arrival through an impressive electric gated entrance and sweeping gravel driveway. The five main reception rooms include an elegant formal sitting room, central dining room, a large family room and separate breakfast room being integral to a lovely farmhouse kitchen. There is also a strategically positioned garden room that also has a studio/study off. The upper floor accommodation is no less impressive with five double bedrooms and three bath/shower rooms all of which naturally suits modern day family living requirements.

Externally on the property sits in around 5.34 acres (2.16 ha). There is substantial range of outbuildings including a generous three car garaging provision plus associated storage.



The gardens are delightful being predominantly south facing and lawned, and which include an orchard adjacent to the tennis court. There is a large paddock on the eastern side with access off the driveway and well suited for amenity or equestrian purposes.

Tenure

Freehold with vacant possession on completion.

Services

Mains water and electricity. Private drainage that will require replacement. Oil central heating.

Easement & Rights of Way

The property is sold subject to and with the benefit of all existing wayleaves, easements, and rights of way, public and private, whether specifically mentioned or not.

Local Authority & Council Tax

North Yorkshire Council. Tax Band - G

Directions

In the centre of the village by the White Swan, head south in Station Road, past the primary school. At the bottom of the hill, follow the road to the right onto Mill Lane for about 0.25 miles, with the property then on the left hand side.

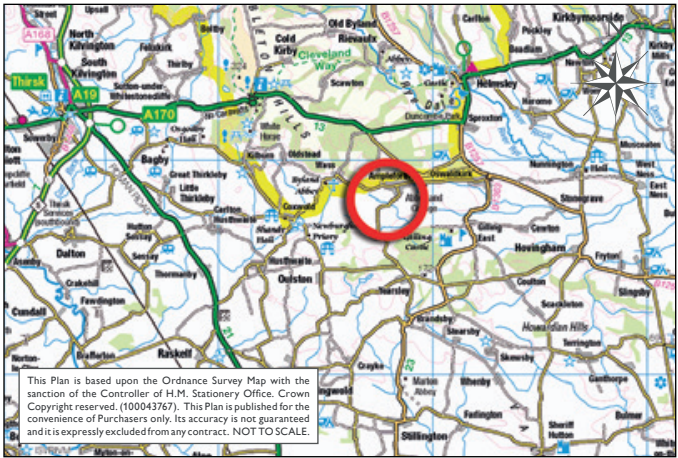
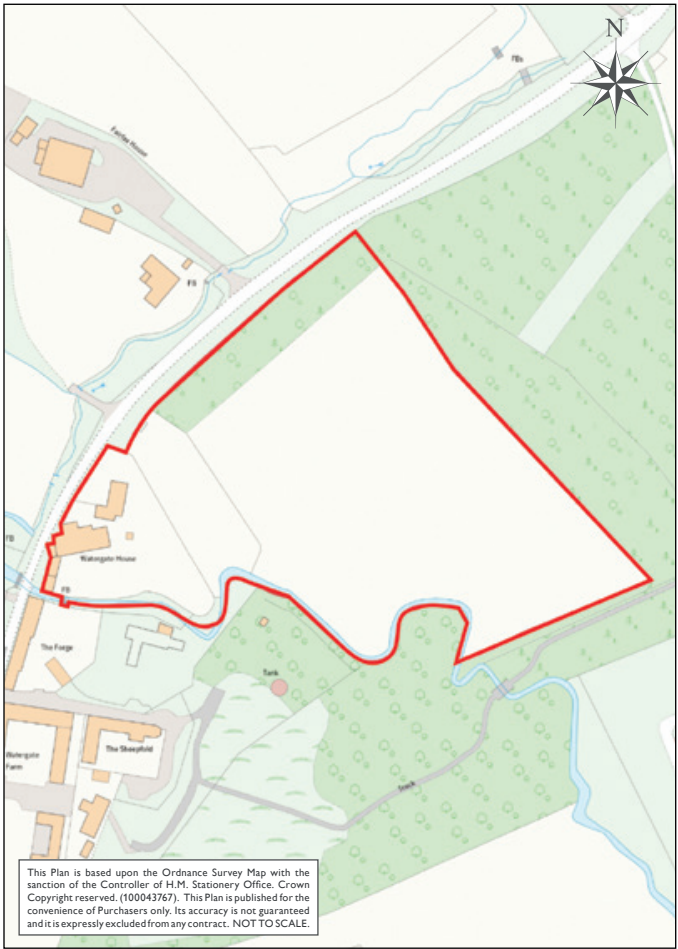
what3words

///petrified.angers.removable (driveway entrance)

Viewing Arrangements

Strictly by appointment through the selling agents,
GSC Grays - T:01423 590500 | E: tajw@gscgrays.co.uk





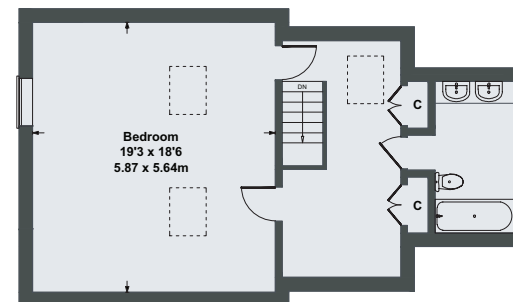
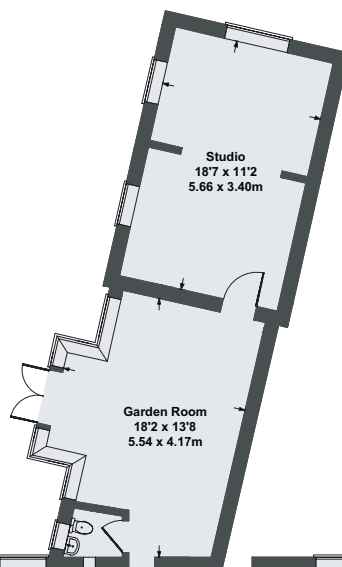
Watergate House

Approximate Gross Internal Area
4764 sq ft - 443 sq m

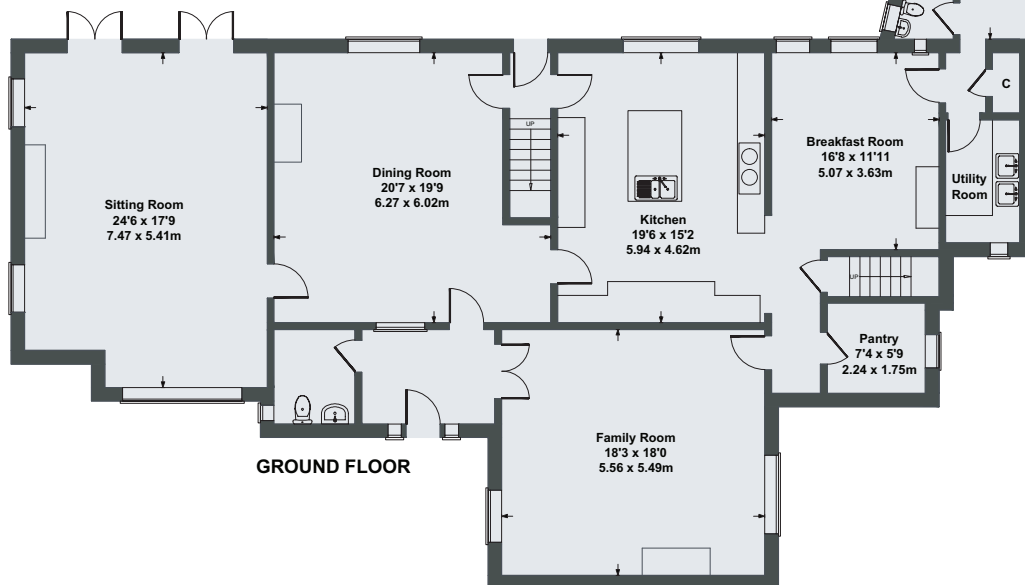
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

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