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FOXHALL FARM AND COTTAGE • KNAYTON • THIRSK





FOXHALL FARM AND COTTAGE

Knayton, Thirsk, North Yorkshire
YO7 4BR

*Thirsk and Northallerton 6 miles • Helmsley 15 miles
Middlesbrough 24 miles • York 28 miles*

Superb detached house and cottage with land, in a glorious rural setting with far-reaching views

House: porch • entrance and staircase hall • cloakroom/wet room • kitchen/dining room • utility/boot room • 2 reception rooms

Principal bedroom suite with bathroom and dressing room • guest bedroom suite with shower room • 3 further double bedrooms • family bathroom

Cottage: vestibule • entrance and staircase hall • kitchen/dining room • utility/boot room • sitting room • ground floor wc/shower room • 4 double bedrooms • family bathroom • home office cabin • car port

Gardens • grounds • grassland • stone barn

In all some 46 acres

For Sale Freehold

Foxhall Farm and Foxhall Cottage both lie at the end of a long drive and enjoy a commanding position, with the hills behind and the Vale of Mowbray stretching in front. The property comes with 46 acres of grassland nestling on the slopes of the Hambleton Hills and enjoys glorious views towards the Yorkshire Dales.

- Modern detached house and separate period cottage
- Outstanding setting and breathtaking views stretching for many miles
- Elevated position at the end of a long drive
- Gardens, grounds and grassland, 46 acres in all
- Good size stone barn in one of the fields
- Superfast broadband and excellent mobile phone signals
- Rural yet accessible, in between Thirsk and Northallerton
- Six miles from railway stations offering direct services to London Kings Cross
- Offered for sale with no onward chain

Foxhall Farm is a superb, detached house constructed in 2017 of locally quarried stone under a slate roof, echoing the traditional moorland style and designed with luxury in mind. This impressive home skilfully marries period style with modern convenience, and is positioned to enjoy panoramic views from its elevated setting. The house is currently run as a popular holiday rental with a £100K turnover.



- Accommodation extends to more than 3300 sq ft
- Thorough high-spec build with luxury fixtures and fittings
- Heating and water powered by an eco-friendly and cost- effective biomass system
- Underfloor heating throughout the ground floor
- Outdoor swimming pool and hot tub
- Superb modern kitchen and Villeroy & Boch sanitaryware

The front door is shielded by an oak porch and opens into a spacious entrance hall with polished limestone tiled floor and oak staircase with built-in storage below. The open plan kitchen/dining/family space has light pouring in from three directions with French doors facing south east, and the 34 ft length ensures that the room comfortably accommodates a large family dining table and seating area. The smart, contemporary, fitted kitchen has an island with breakfast bar, marble worktops, boiling water tap and integrated appliances including an induction hob, four ovens, a steamer and microwave. Alongside is a large, fitted utility room with sink leading to a wet room. The two reception rooms, one with a wood-burning stove, both have exceptional countryside views, and are connected by a set of oak doors which, when open, create a 30 ft room, ideal for entertaining. The generous first-floor galleried landing gives access to five double bedrooms. The principal bedroom has a Villeroy & Boch three-piece en suite with walk-in shower and a large dressing room. There is a further bedroom guest bedroom with en suite shower room, three further double bedrooms all with glorious views and a large family bathroom with bath and walk-in shower.



Outside, a gravelled drive at the rear of the property provides plenty of parking space. The house itself is encircled by its own gardens and grounds, predominantly laid to lawn and with outstanding views in all directions. Timber decking stretches the full width of the front elevation, positioned to take advantage of the glorious open views and to provide ample space for alfresco entertaining. There is a hot tub on the decking and a 10-metre above-ground swimming pool on the south west elevation of the house.

Foxhall Cottage

Foxhall Cottage is the original farm cottage, whose datestone above the porch reveals that it was constructed in 1864 (not listed). It lies some distance from the farmhouse and has been renovated by the current owners. Many of the original features have been preserved including Yorkshire stone flags in the hall and quarry tiles in the utility room. The slate roof with timber frame has been replaced, mortar in the external masonry renewed, and many original doors and floors stripped.

The spacious, open plan kitchen/dining room is a family space that features solid oak units and worktops with a marble-topped island. The sitting room enjoys outstanding views and has a wood-burning stove. Downstairs, there is a shower room next to the utility/boot room with quarry tiles and ceiling-mounted clothes pulley. Upstairs are four large double bedrooms and a new house bathroom with a four-piece Villeroy & Boch suite that includes a walk-in shower and bath. Access to the loft via a pull-down ladder in the landing. The loft is boarded and, with its generous height, offers potential to develop subject to the relevant planning consents.

The cottage lies behind a low stone wall with a good-sized lawn and, further to the west behind a tree-lined hedge, an extensive grassed area with a free-standing cabin currently used as a home office. A 5-bar gate secures the drive, which is able to accommodate several cars. In addition, there is a car port.

Environs

The property lies about a mile outside Knayton, a tranquil village lying just east of the A19 dual carriageway (some five minutes' by car). The village has an 'outstanding' (Ofsted 2017) primary school and two public houses, the Dog & Gun and The Wheatsheaf. The active community extends beyond Knayton to neighbouring Borrowby with the village hall and Hillside Rural Activities Park that includes well-maintained tennis courts. The towns of Northallerton and Thirsk are a short drive away, and offer all the necessary amenities, as well as having railway stations on the East Coast Main Line giving direct rail access to York as well as London and Edinburgh.

Tenure: House and cottage both freehold

EPC Rating: Farmhouse B, Cottage C

Council Tax Band: G

Services & Systems: Farmhouse: mains electricity, water. Private drainage. Heating Biomass heating system (wood pellets). Cottage: mains electricity, heating LPG gas. Private drainage. Natural water supply supplemented by a metered water supply.

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.

Additional Notes: The land is classified as

Grade 4, which is mainly suitable for grass with occasional cereal and forage crops.

Local Authority: North Yorkshire Council
www.northyorks.gov.uk

Directions: From the A19, take the turning for Knayton and Borrowby. Pass through Knayton heading east on Moor Road. The drive to Foxhall Farm lies a mile from the village, with an identifying sign on the roadside. What3words //rhino.veal.risen

Viewing: Strictly by appointment

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.



Foxhall Farm, Knayton, Thirsk, YO7 4BR



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

Current: 62 | Potential: 86

Gross Internal Area: 155.9 m² ... 1678 ft²



Gross Internal Area: 156.0 m² ... 1679 ft²

Gross Internal Area: 311.9 m² ... 3357 ft²

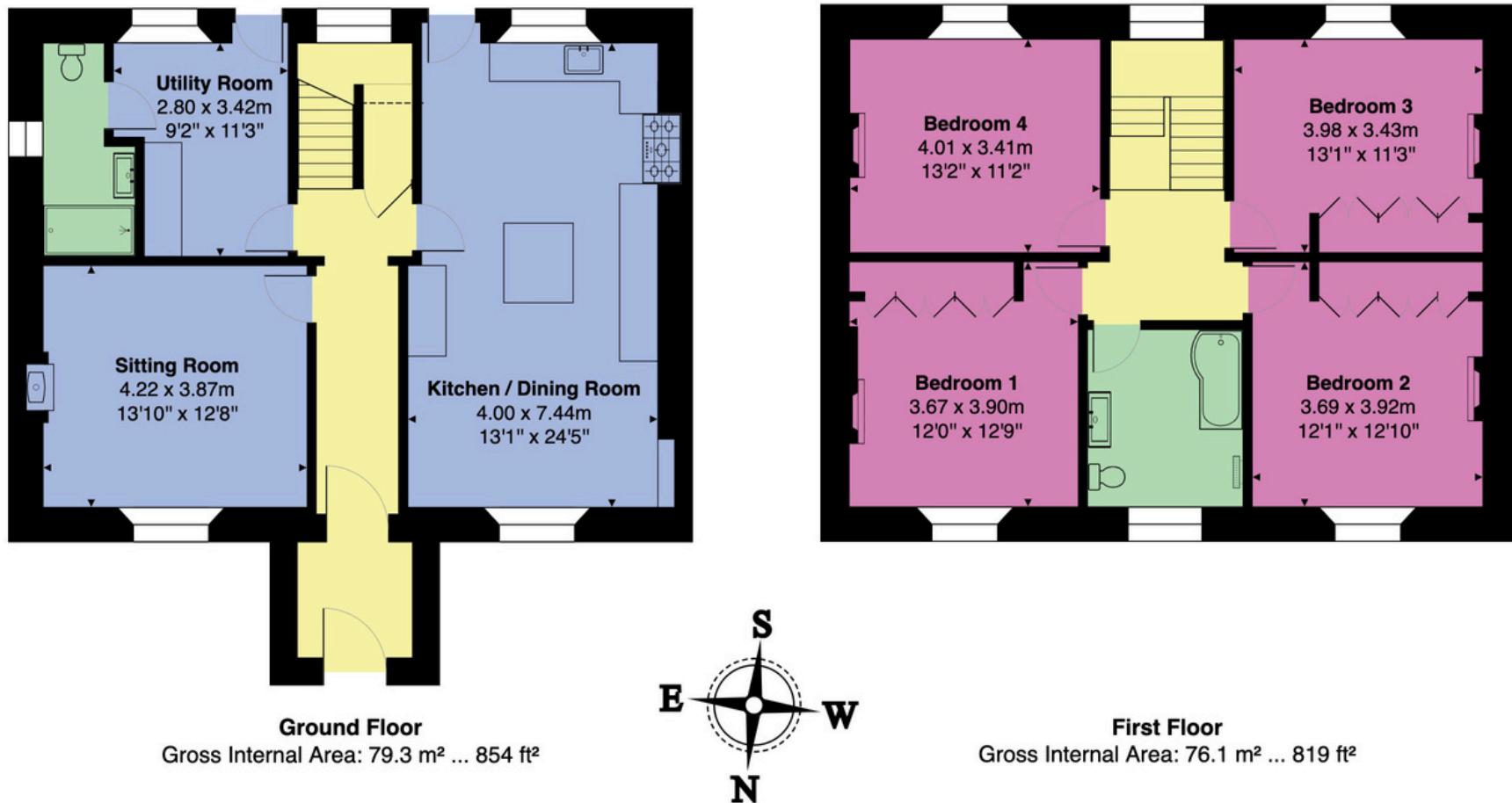
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City

Country

Coast