

MOOR HOUSE

Nether Silton, Thirsk



MOOR HOUSE

Outstanding house and outbuildings in an exceptionally private rural setting with breathtaking views, yet within easy reach of market towns, rail connections and the trunk road/motorway network including the A1(M).

*Northallerton 7 miles • Thirsk 8 miles • A1(M) 13 miles • York 32 miles
Leeds 38 miles • Teesside International Airport 20 miles*

Entrance and dining hall • 3 reception rooms • study • kitchen/breakfast/living room • utility room • cloakroom • 5 bedrooms 4 bathrooms • laundry room

Plant room • garage block • 4 stables • 2 tack rooms • 3-bay open barn • various timber outbuildings

Drive • gardens • paddocks • woodland

In all 7.97 acres

For Sale Freehold

Blenkin
& Co

ESTABLISHED 1992

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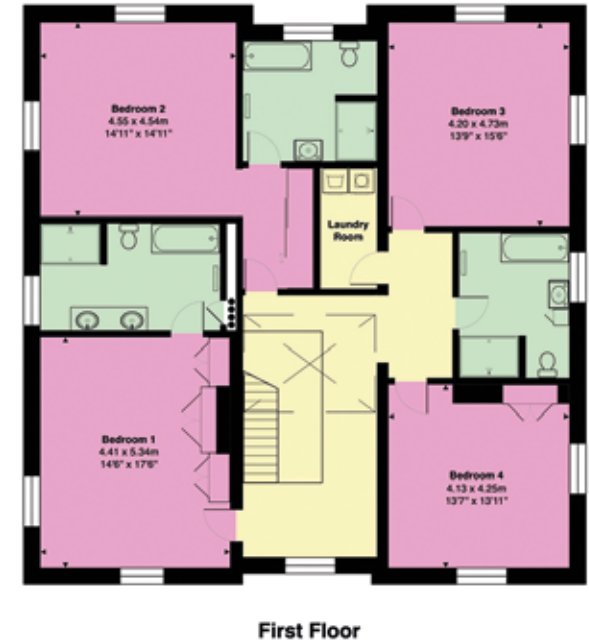
blenkinandco.com

Moor House, Nether Silton, Thirsk YO7 2LL

Approximate Gross Internal Floor Area

House: 4,399 SQ FT / 408.7 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Moor House stands in an outstanding countryside position along a quiet rural lane. It commands exceptional views towards the Cleveland Hills and has been attentively planned to make the most of its unique setting, perfectly framed by picture windows, French doors and a wraparound balcony and terrace. The property also enjoys large private gardens and paddocks as well as a range of outbuildings including garaging and stabling.

Originally an 18th century cottage, the property was largely rebuilt in 2006 to create a substantial, light-filled and energy-efficient family home, thoughtfully designed for modern living. The open plan kitchen/breakfast/living room forms the heart of the house, while all principal rooms are orientated to maximise the stunning outlook across the gardens and towards the hills on the

north-western edge of the North York Moors National Park.

- Detached country house standing in 8 acres
- Serves equestrian needs with stables and paddocks
- Living accommodation extends to nearly 4400 sq ft over 3 floors
- Family home with 3 reception rooms, 5 double bedrooms, 4 bathrooms
- Versatile layout with potential for an independent lower ground floor annexe
- Enjoying complete privacy with no immediate neighbours
- Powered by green energy and designed to maximise natural solar gain
- Rural yet highly accessible to road and rail networks
- Offered with no onward chain



Tenure: Freehold

EPC Rating: C

Council Tax Band: G

Services & Systems: Mains electricity. Underfloor heating. 2 ground source heat pumps generator as back-up. Private water – bore hole. Private drainage – Klargester.

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.





Moor House operates to efficient modern standards, featuring double glazing throughout and underfloor heating powered by two ground source heat pumps. Designed with family life in mind, the house benefits from extensive built-in storage and utility space, including a dedicated first floor laundry room.

A wide central hallway forms an impressive L-shaped dining hall, adjacent to the kitchen/ breakfast/living room where French doors open onto the decked balcony. The kitchen is fitted with a peninsula island, integrated dishwasher and a four-oven electric Aga; adjacent is the large utility/boot room. Double doors lead through to the large sitting room, featuring a basket grate fireplace and dual aspect outlook, with two sets of double doors opening southwards onto the wraparound balcony and terrace.

A separate dual-aspect study, also having a fireplace, overlooks the driveway and garaging.

On the lower ground floor - effectively ground level to the rear, with direct access onto the garden terrace - the accommodation provides superb additional family living space with potential to create a self-contained annexe. A bright living/dining room with kitchenette features an inset log-burning stove and two pairs of sliding doors opening onto the sunny paved terrace. Adjacent is a large double bedroom with en suite bathroom having a walk-in shower and bath

The first floor landing is double height and provides access to four further double bedrooms; the landing is flooded with natural light from a large roof light.



The principal suite includes a dressing area with mirrored sliding wardrobes and a bathroom with both bath and a separate double shower. Three additional large double bedrooms are served by two further bathrooms, including one similarly equipped en suite together with a spacious house bathroom also having a double walk-in shower and bath. All of the bedrooms enjoy a dual aspect.

Outside

Gated access leads to a large driveway alongside the house, providing extensive parking and turning space, together with access to the garaging.

A flight of stone steps descends to the gardens. The gardens wrap around two sides of the house and are best enjoyed from the elevated decked balcony/terrace, offering a superb setting for outdoor entertaining while taking in panoramic countryside views towards the hills beyond. The paved garden terrace has both planters and a pond with an outlook across the flower borders beyond which an ever-changing vista is provided by a tremendous view to the Cleveland Hills. Extensive lawns sweep around the property, complemented by a pergola draped with roses and honeysuckle, perennial beds, a small orchard and a vegetable garden enclosed by timber fencing, all framed by a variety of mature trees including flowering cherry. Discreetly positioned close to the house is a hen run and coop.





The property sits within ring-fenced land bordered by open countryside. Boundaries are defined by post and rail fencing and established hedgerows. Three enclosed, grassed paddocks, interspersed with mature trees, are each served by troughs supplied with piped water from a private water supply. Along the south-western boundary lies a belt of woodland providing natural shelter. This area, together with the paddocks, can be accessed directly from the road via a metal farm gate or directly from the grounds of the house.

Outbuildings

The detached garage block, constructed of stone beneath a pantile roof, comprises two garages connected by a stone archway leading into the stable yard, which also benefits from its own separate access via a five-bar gate.

The garages/workshops are fitted with electric roller-shutter doors, windows and pedestrian access doors, each with ample power, lighting and external taps. One of the garages/workshops has been converted to provide accessible first floor storage.

The gravelled yard is floodlit and enclosed on three sides by the stables, barns and outbuildings.

The timber stable block, with Onduline roof, comprises three stables and a tack room, all served by on-demand water troughs, power and lighting. Adjoining is a timber-built machine store also with Onduline roof. Two further detached outbuildings provide an additional tack room and stable, together with a three-bay open barn/store adjacent to a timber shed.

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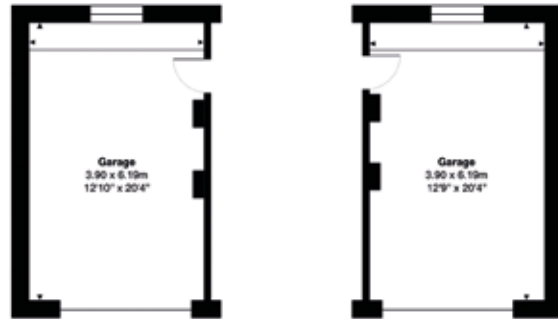
Approximate Gross Internal Floor Area

Garaging: 518 SQ FT / 48.1 SQ M

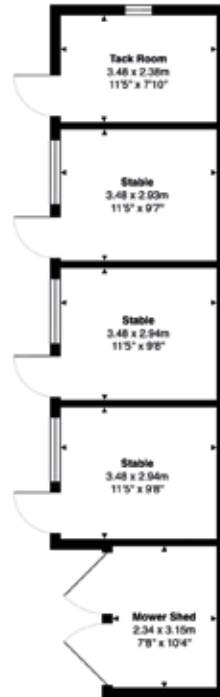
Stables: 638 SQ FT / 59.3 SQ M

Outbuildings: 666 SQ FT / 61.9 SQ M

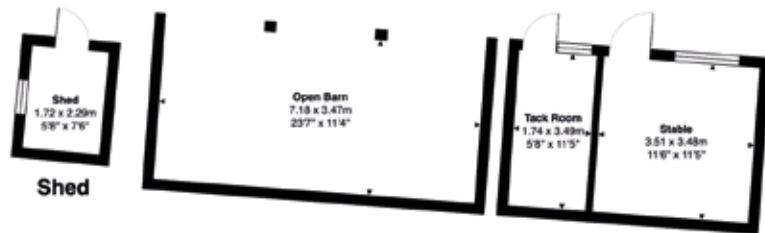
For identification only. Not to scale. All Measurements and fixtures including doors



Garage Block (excluding drive through)



Stables, Tack Room & Mower Shed



Stable, Tack Room & Open Barn





Environs

Moor House lies approximately half a mile from the village of Nether Silton, set along a single-track no-through lane terminating at a Forestry Commission car park. Nether Silton is a charming historic village centred around a broad village green with a magnificent oak tree, opposite which lies the popular Gold Cup Inn, well regarded by walkers and visitors alike. Superb walks begin directly from the doorstep of Moor House, connecting to the Cleveland Way National Trail via Silton Forest, which lies some 500 metres from the property and which provides direct access to a wide range of cycle routes and public footpaths.

Despite its peaceful rural setting, Moor House is highly accessible, lying within five minutes' drive of the A19 and less than 20 minutes' drive from the A1(M). Both Northallerton and Thirsk are roughly equidistant being thriving market towns offering an excellent range of amenities. Both towns benefit from easily accessible railway stations that sit on the East Coast Mainline which provide regular well-timetabled direct rail services to London in as little as 2 hours 6 minutes. Both railway stations also offer east-west services with direct trains available to York, Manchester Airport, Liverpool and Hull.

Excellent independent schooling options lies within easy reach including Cundall Manor, Queen Mary's School, Yarm School and Ampleforth College.

Directions

Head up Moor Lane, a no thru' lane, and beyond the brow of the hill (Skirt Bank), the property is first on the right, half a mile north of the village itself.

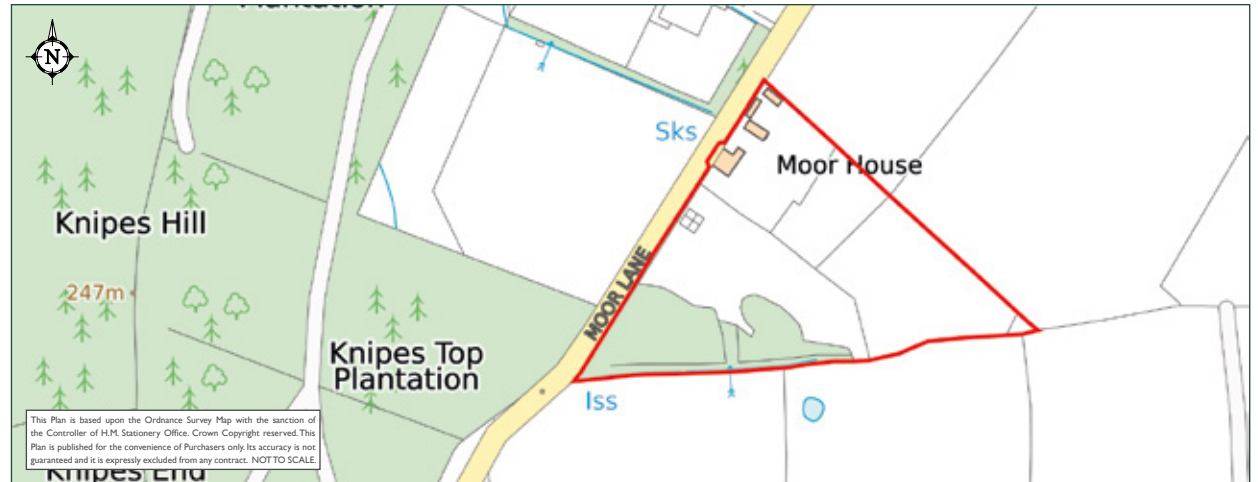
What3words: ///education.luggage.passports

Viewing

Strictly by appointment.



ESTABLISHED 1992



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