



Gilling House, Main Street, Gilling East, York

£695,000

A charming and characterful stone-built property, believed to be the oldest house in Gilling East, situated in the heart of this picturesque village. Full of warmth and period charm, the property offers a traditional feel throughout and benefits from a lovely private garden and single garage. This delightful home presents a rare opportunity for those seeking character, history, and a peaceful rural lifestyle in a highly desirable village setting.

3 x Bed

2 x Bathroom

2 x Reception

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- Detached Stone Built Property

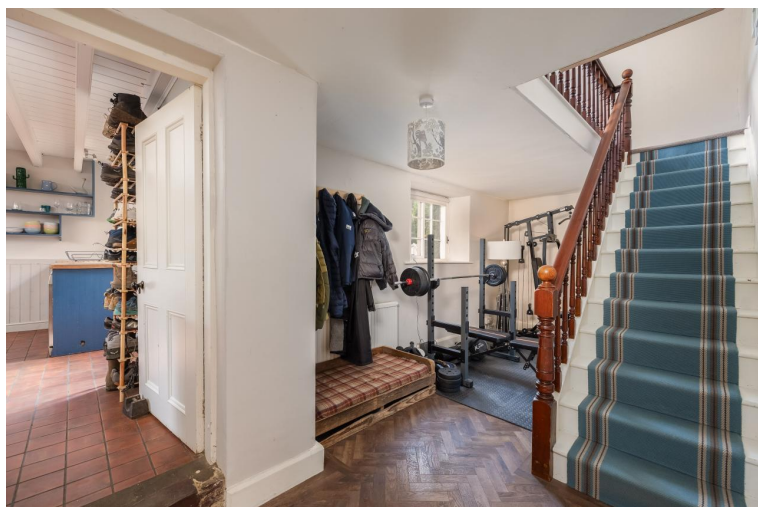
- Village location

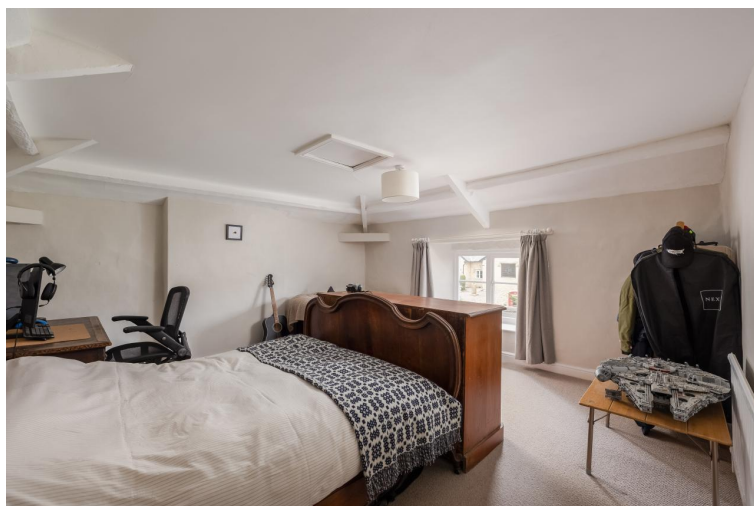
- Two reception rooms

- Two bathrooms

- On the bus route to local schools

- Set in well tended gardens to all sides





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Description;

A distinguished and characterful Georgian double-fronted stone-built house, believed to be the oldest property in Gilling East, offering approximately 2,000 sq ft of spacious and versatile accommodation. Set within beautifully landscaped gardens and approached via a large private driveway, the property also benefits from a single garage. Ideally positioned in the heart of one of Ryedale's most desirable villages, it is well placed for local amenities and lies on bus routes serving nearby schools, including Ryedale School, rated Outstanding by Ofsted, and St Benedict's Roman Catholic Primary School, making it an exceptional family home. Gilling House effortlessly combines period charm with generous living space, providing two elegant reception rooms, three well-proportioned bedrooms and two bathrooms. Retaining a wealth of traditional character through its attractive stone elevations and original features, the property offers a warm and welcoming atmosphere throughout while delivering the space and flexibility required for modern family living. This rare and historic home presents a unique opportunity to enjoy village life in a property of significant character, heritage and appeal.

Location:

Gilling East is a highly regarded village nestled within the beautiful Howardian Hills, offering a peaceful rural setting and a strong sense of community. Surrounded by stunning countryside, the area provides excellent walking and cycling routes directly from the doorstep, including through to the extensive woodland trails of Yearsley Woods. The village is home to a traditional public house, historic church and a range of recreational facilities, including a golf course and children's play area. Despite its tranquil setting, Gilling East is conveniently located for access to a number of nearby market towns and amenities and lies within easy reach of: Ampleforth (approx. 3 miles) for Ampleforth college, with a publicly accessible swimming pool and gym facilities.

Helmsley (approx. 4 miles) for shops, cafes and amenities

York (approx. 17 miles) via the B1363 for commuting, schooling and rail links

Thirsk, Easingwold and Malton for wider services. Excellent access to the A19 and A64, making regional travel convenient. This is a rare opportunity to acquire a substantial, beautifully positioned period home in one of North Yorkshire's most desirable villages.

Entrance hall

Oak front door leads into a spacious L shape hallway with stairs leading to the first floor, Carndean flooring and doors opening to

Sitting room

This comfortable room is positioned to the front of the property, with a cast iron fire surround, stone hearth and wooden mantelpiece as the focal point of the room there are built in cupboards for either side with shelving. Window seat overlooks the front garden.

Dining room

Positioned to the front of the property this room has a Wood Burner standing a stone hearth and a window seat overlooking the front garden.

Kitchen/diner

This farm cottage style kitchen includes free standing wall and base units with a blend of tiled and solid wood work tops. There is plumbing for a dishwasher, space for a fridge freezer, Belfast sink, Electric 5 hob range cooker with double ovens, terracotta tiled floor, dual aspect windows and a door leading to the rear garden.

Shower room

White three piece downstairs bathroom comprise walk in shower, low level W/C, pedestal wash hand basin, chrome heated towel rail, terracotta tiled floor and a window to the side elevation.

First floor

Stairs lead up to a gallery style landing, with a large cupboard used for storage, (but could be made into an en-suite), window to the side overlooking the garden and doors opening to

Master bedroom

Double bedroom is positioned to the front of the property with views over the garden and a beamed ceiling.

Guest Bedroom

Double bedroom is positioned to the front of the property with views over the garden and a beamed ceiling.

Bedroom three

Double bedroom positioned to the rear of the property with views over the rear garden and open fields.

Bathroom

This white three piece suite comprise Roll top bath, high level W/C, pedestal wash hand basin, wooden flooring and a window to the side elevation.

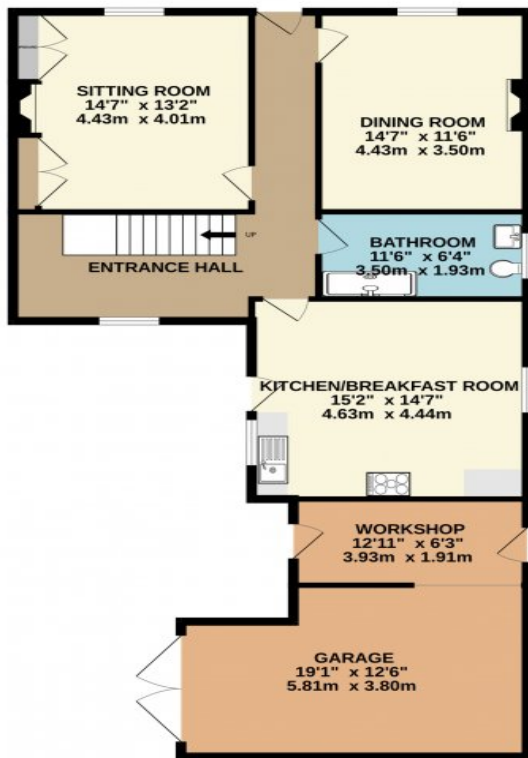
Garden

With gardens to three sides, the front and left hand-side as you look at the property are well stocked borders with areas set to lawn and a stone wall perimeter. To the right of the property is a large extent of lawn with mature shrub and fir tree borders, also a patio area for seating with a mix of stone chip and hard standing for Alfresco evenings with friends and family.

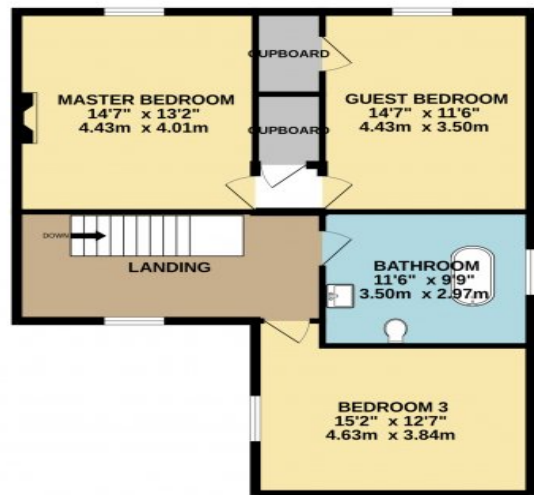
Garage

Single garage has power and light, and is accessed from a sizeable driveway offering off street parking for multiple vehicles.

GROUND FLOOR
1130 sq.ft. (104.9 sq.m.) approx.



1ST FLOOR
813 sq.ft. (75.6 sq.m.) approx.



TOTAL FLOOR AREA: 1943 sq.ft. (180.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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