



# THE OLD VICARAGE

Ainderby Steeple, Northallerton, North Yorkshire



# THE OLD VICARAGE

AINDERBY STEEPLE, NORTHALLERTON, NORTH YORKSHIRE, DL7 9PY

THE OLD VICARAGE IS A SUBSTANTIAL AND ELEGANT DETACHED PERIOD HOME DATING FROM THE 18TH CENTURY. STANDING WITHIN APPROXIMATELY 0.6 ACRES OF MATURE, BEAUTIFULLY MAINTAINED GROUNDS, THE PROPERTY BLENDS EXQUISITE ORIGINAL FEATURES WITH HIGH QUALITY MODERN ADDITIONS, OFFERING EXCEPTIONAL FAMILY LIVING IN A TRANQUIL COUNTRY VILLAGE SETTING.

## Accommodation

Entrance Porch • Entrance Hall • Living Room • Sitting Room • Dining Room  
Study • Rear Hallway • Family Kitchen • Utility Room • Pantry  
Principal Bedroom with En Suite • Guest Bedroom with En Suite  
Three Further Bedrooms • House Bathroom • Attic Room

## Externally

Impressive Block-Paved Driveway • Central Turning Island  
Double Garage • Range of Useful Outbuildings • Glorious Lawned Gardens  
Private Patio • Garden • Pond



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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### Situation and Amenities

Ainderby Steeple is a historic, peaceful village in North Yorkshire, known for its wealth of history and rural charm. The village boasts its own pub, The Wellington Heifer, along with a primary school, a village hall and the Grade I listed Church of St. Helen's. There is an abundance of countryside walks on the doorstep, although the village is situated only 2.6 miles from the popular market town of Northallerton.

Northallerton has many excellent facilities including local and artisan shops, a twice-weekly outdoor market on a Wednesday and Saturday, filling stations, several national supermarkets, two doctors' surgeries, The Friarage hospital and dentists, as well as primary and secondary schools and a sixth form college. There are also several restaurants, cafes, pubs and bars.

Various independent schools are also within striking distance, including Aysgarth Preparatory School, Queen Mary's School for Girls at Thirsk, Ampleforth, Sedbergh and other excellent independent schools in Harrogate and York.

Ainderby Steeple has good access from the A1 at Leeming Bar along with the A19. The nearest train station is at Northallerton with a regular service on the East Coast Main Line to York, London, Newcastle and Edinburgh. There are an increasing number of services now being offered from Teesside International Airport. Both Leeds Bradford and Newcastle Airport are within about an hour's travelling distance.

### The Old Vicarage

Beautifully positioned just off the picturesque village green, this distinguished home enjoys a generous in and out driveway, creating an impressive and welcoming approach. The drive sweeps around an attractive central island, beautifully framed by mature yew hedging and established trees, and leads onwards to the double garage which benefits from mains power and lighting.

### Ground Floor Accommodation

A recently-installed glazed wooden porch, featuring superb stone flooring crafted by local specialists Biker, opens via French doors into a striking formal hallway. Here, the eye is immediately drawn to the magnificent original tiled floor,

reclaimed from St Helen's Church: an exquisite feature that sets the tone for the character and history found throughout the home.

*Living Room* An exceptionally well proportioned main reception room. Warm and inviting, it features a carved stone fireplace housing an inset wood burning stove, perfect for cosy evenings. A large bay window floods the room with natural light, complemented by bespoke wooden cabinetry, wall light points, a TV point and twin radiators.

*Sitting Room* Offering further versatility, the sitting room is an elegant yet relaxed space featuring an open coal fire, attractive bay window overlooking the gardens, French doors to the side garden, shelving, double radiator and TV point. This room is ideal for more informal living or entertaining guests.

*Study* Accessed via the inner hallway with useful coat hanging space, the study provides a quiet retreat for home working. It benefits from a door to the garden, a double radiator and a ceiling light point; a practical and private workspace.

*Cloakroom* Conveniently located within the inner hall, the well appointed cloakroom has a w.c, wash basin and ceiling light point.

*Rear Hallway* A radiator and ceiling light point maintain warmth and brightness. Stairs from here lead up to the first floor.

*Dining Room* Full of warmth and heritage, the dining room offers a charming setting for both everyday meals and special occasions. Features include a beamed ceiling, original Victorian fireplace, shuttered windows and a generous walk in storage cupboard with its original feature door. Wall lights add soft, atmospheric lighting.

*Kitchen* The heart of the home is the delightful country-style kitchen, large enough for family dining. The original Victorian tiled floor blends beautifully with bespoke, handmade solid oak cabinetry. The gas-fired Aga oven takes centre stage and there is ample space for a fridge-freezer and dishwasher. Ceiling spotlights provide excellent task lighting, while a charming stable door opens directly to the garden: perfect for summer days.





*Utility / Boot Room & Pantry* Extremely generous in size, the utility/boot room features slate flooring, handmade solid oak storage, shelving, a Belfast sink and plumbing for a washing machine. The gas-fired central heating boiler is also housed here.

The well-organised pantry is a classic and highly practical storage space with shelving and an original slate slab. A further rear door opens to the courtyard.

### **First Floor Accommodation**

*Principal Bedroom & En Suite* The spacious and tranquil principal bedroom enjoys bespoke fitted wardrobes and superb, far-reaching open views across the countryside. A step down leads into the en suite, which has been fitted with a w.c, wash basin, shower cubicle with mains bar shower, radiator and ceiling spotlights.

*Guest Bedroom & En Suite* A further generous double bedroom features bespoke fitted wardrobes, TV and phone points, and benefits from its own en suite with shower cubicle, w.c, wash basin, heated towel rail and ceiling spotlights.

*Bedroom Three* A comfortable double bedroom with bespoke fitted wardrobes, radiator and ceiling light point.

*Bedroom Four* Another double room featuring a radiator, ceiling light point and a useful built in cupboard, ideal for conversion into a wardrobe.

*Bedroom Five* A well-proportioned single bedroom with radiator and ceiling light point; perfect for a child's room, nursery or office.

*House Bathroom* The spacious house bathroom complements the bedrooms.

*Attic Room* Accessed via a private staircase, the impressive attic room offers a versatile space enhanced by excellent natural light from four Velux windows. The room benefits from four ceiling light bars and two double radiators, ensuring a bright and comfortably heated environment throughout the year. Additional features include a fitted wash basin and a connecting door leading to a useful storage area, complete with its own radiator, ceiling light bar, Velux window and a built in cupboard housing the water tank.





### Garden

The property boasts a stunning walled garden, beautifully maintained and offering an attractive blend of lawned areas, mature trees and established hedging.

A York stone pathway gracefully borders the front of the property, leading to a generous patio area ideal for outdoor dining and entertaining. Additional highlights include an ornate pond fitted with a wrought iron safety grate, as well as a dedicated BBQ area, creating the perfect setting for enjoying the outdoor space throughout the seasons.

### Garage, Outbuildings and Parking

The property is approached via a generous block paved driveway, featuring a central turning island that enhances both privacy and ease of manoeuvring.

The substantial double garage offers excellent space for secure parking as well as additional storage.

A range of adjoining outbuildings further complements the offering, providing versatile storage solutions to suit a variety of needs.

### Owner's Insight

The Old Vicarage, an impressive Georgian house in an idyllic setting, has been our family home for the last 28 years. The period features have been lovingly maintained and added to by us and the south-facing aspect brings in beautiful light to

the rooms all year round. The children have enjoyed playing in the large garden whilst growing up and as a family we have had many parties and a wedding on the lawn.

The village of Ainderby Steeple is charming and we've enjoyed many family meals at the pub. There are country walks from the door yet we are only about 2 miles from Northallerton.

### Tenure

The property is freehold and will be offered with vacant possession on completion.

### Viewings

Strictly by appointment with GSC Grays - T: 01748 829 217.

### Local Authority

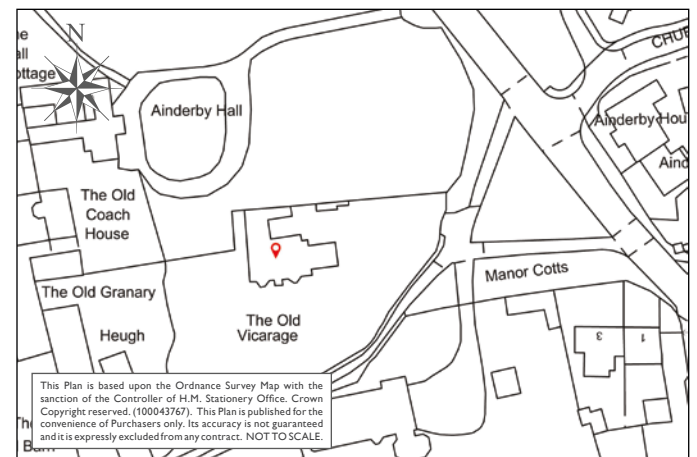
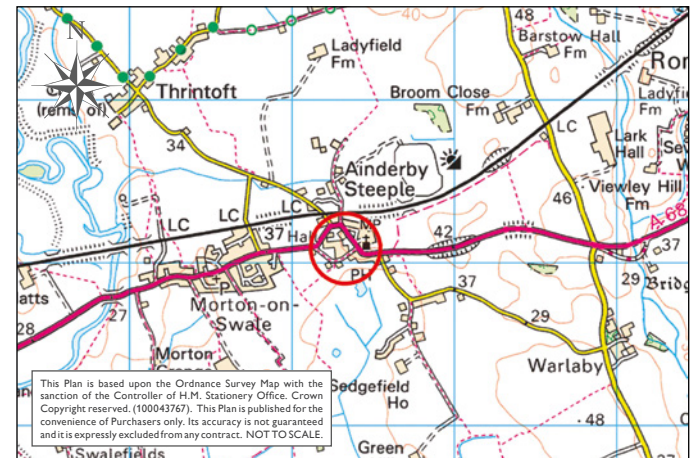
North Yorkshire Council. Council Tax: Band G.

### Services

Mains electricity, gas, water and drainage.

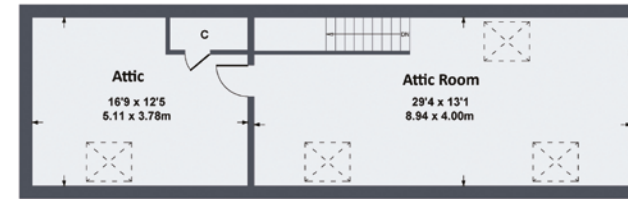
### Wayleaves and Covenants

The Old Vicarage is sold subject to and with the benefit of all existing rights, including rights of way, light, drainage, water and electricity and all other rights and obligations, easements and all wayleaves or covenants whether disclosed or not.

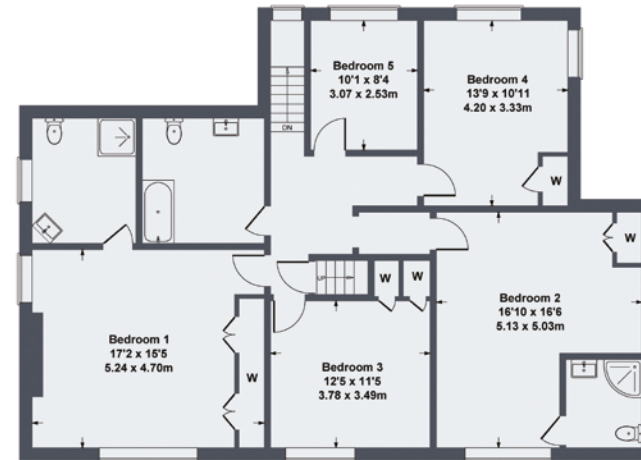


# The Old Vicarage Ainderby Steeple

Approximate Gross Internal Area  
4316 sq ft - 401 sq m



SECOND FLOOR



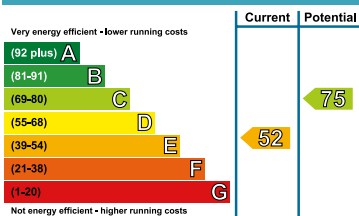
FIRST FLOOR

## 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

### Energy Efficiency Rating



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1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
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3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
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5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: March 2026

Photographs taken: March 2026

