



Borrowby, Thirsk

£1,250,000

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Park Lane,
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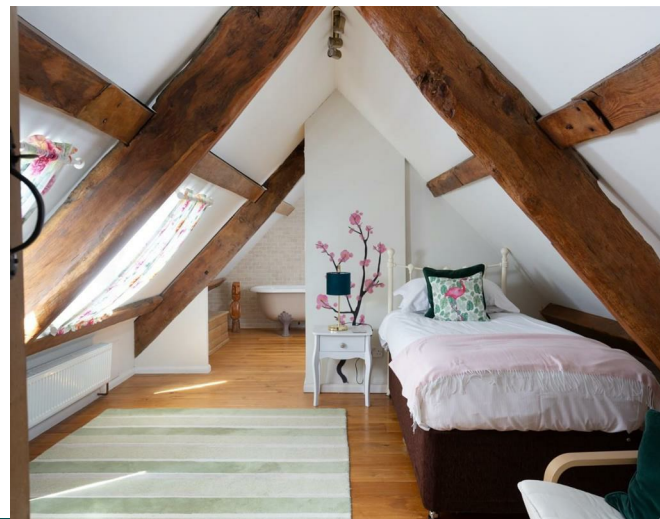
Est. 1871 £1,250,000

A beautifully restored Grade II listed 17th Century farmhouse in a picturesque village 4 miles from Thirsk and 5 miles from Northallerton boasting almost 3,600 sq ft of flexible living space complemented by over 3,000 sq ft of versatile outbuildings and idyllic gardens and grounds of around 0.85 of an acre, blessed by far reaching views towards the Yorkshire Dales.

Steeped in history, and with its outbuildings pre-dating the former farmhouse back to the 15th Century, Ivy House was comprehensively renovated, restored and re-imagined by the current owners in 2007 and further enhanced in 2010 and 2013 with the conversion of an adjoining cow byre to create additional living space. Today, the property has been sympathetically subdivided to create 2 individual living areas which presents a buyer with an opportunity to either continue the current home and income arrangement or revert Ivy House back into a one substantial family home.

This fascinating property also comes with some commendable eco friendly and renewable energy credentials by way of a rainwater harvesting system, solar power and a biomass boiler, the latter 2 of which are currently generating an annual income estimated by the current owners to be in the region of £4,500.

An enchanting reception hall with stone flagged floor and oak latch doors leads off into a sitting room with stone fireplace and wood burning stove and a snug (currently used as a 2nd dining kitchen) with an original stone fireplace. An inner hallway off the



Tenure: Freehold
Services/Utilities: Electricity, Water and Sewerage are understood to be connected
Broadband: Up to 76 Mbps* download speed
EPC Rating: D - 68
Council Tax: F - North Yorkshire Council
Current Planning Permission: No current valid planning permissions

*Download speeds vary by broadband providers so please check with them before purchasing.



sitting room features oak flooring and latch doors leading off into a cloakroom/wc, bespoke "bootility" room and 3rd reception room with bi-folding doors opening out into the courtyard.

The heart of this incredible home is the a stunning 52'10" (16.1m) long split level dining kitchen and living area that features a high specification kitchen with expansive quartz worktops, generous storage and a substantial quartz topped central island with dining bar complemented by a range of integrated appliances and both courtyard and rear garden access off all three cooking, dining and living areas.

On the first floor, the contemporary side of Ivy House features 2 double bedrooms, the largest of which enjoying the benefit of an en-suite shower room and a Juliet balcony with fabulous views across the courtyard, orchard and rural landscape towards the Yorkshire Dales beyond. The landing continues through into the original 17th century farmhouse where there are a further 4 bedrooms (2 with en-suites) and a house bathroom across two enchanting floors, both of which are blessed with a wealth of period features and breathtaking views through the original stone mullion windows.

Other internal features of note include underfloor heating throughout the ground floor (except the snug and a combination of cat5e and cat6 cabling throughout the main house and the Cruck Barn.

The front garden features a shingled seating area and a host of herb, vegetable and flower beds making it a delight as a productive kitchen garden.

The idyllic south west facing rear garden, inspired by the acclaimed dutch garden designer Piet Oudolf and designed by a Harrogate Flower Show Gold Medal Winner, has been lovingly landscaped to feature split level lawns, secluded seating areas and a number of raised sleeper beds boasting bold drifts of herbaceous perennials and specimen grasses. A gated drive



leads into an expansive cobbled courtyard which leads down to a generous parking area and access into a versatile 1,072 sq ft portal frame barn. The grounds also include a vegetable garden, woodland forest fruits bank, animal pen and a 0.35 acre paddock with an orchard which was restored by the current owners to reflect the historic plans of the house.

The 2,013 sq ft original farm outbuildings are believed to predate the farmhouse sometime in the 1400s and include a biomass store, 2 former stables and 2 substantial barns (1 single, 1 double storey) featuring an original cruck that has been restored in conjunction with English Heritage and Natural England. It should also be noted that the remains of a stone wheelhouse can be found behind the barns. It should also be noted that the barns, garden and paddock all benefit from a rainwater harvesting system.

AGENTS NOTE

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