Busby House
Busby | Stokesley | North Yorkshire| TS9 5LB

FINE & COUNTRY

STEP INSIDE

Both the principal house and annexe are light-filled, with all the reception rooms and majority of the bedrooms enjoying a south facing aspect. There are also a number of lovely features found throughout including, period fireplaces, bow and sliding sash windows, timber flooring, original staircases, a cobbled courtyard, estate fencing and well-established formal gardens.

The accommodation is flexibly arranged, with doors to the first floor linking the two properties and allowing potential to combine the two into one substantial home (subject to consents). The properties would benefit from some modernisation and improvements, however create a fantastic opportunity to create an impressive, tailored country home.

Busby House
A formal entrance hall provides access to two reception rooms, the breakfast kitchen and the rear hall/boot room. The sitting room features a log burning stove with timber surround, together with the staircase rising to the first floor, and leads through to the substantial drawing room, which also enjoys an attractive open fire. The formal dining room sits adjacent to the breakfast kitchen, fitted with a range of cream fronted units, space for freestanding white goods, a breakfast table and views over the private courtyard, along with a useful pantry cupboard. A secondary staircase, from the kitchen, leads to bedroom four. To the rear of the property, there is a spacious boot room, cloakroom and access to the cellar.

The traditional staircase leads to a half landing and the house bathroom, with the main landing providing access to four double bedrooms, including the principal bedroom with en suite bathroom. A door within bedroom five also leads into the fourth double bedroom, accessed from the staircase within the kitchen.
A further staircase provides access to the attic, where two substantial rooms offer excellent additional space.

Busby House Annexe
The property opens into a generous reception hall, distinguished by timber flooring and a feature fireplace, and provides access to the formal sitting room, dining room, study and rear hall, with the staircase rising to the first floor and a ground floor cloakroom.

The dual aspect dining room flows seamlessly into the dining kitchen, fitted with solid timber units and a useful pantry. A large adjoining boot room/utility adds excellent practicality and offers direct access to the courtyard.

Upstairs, the landing is enhanced by an arched window, and leads to three double bedrooms served by both a bathroom and a separate shower room. Two doors on the landing provide access to bedroom four and the en suite bathroom within the main house.

SELLER INSIGHT

"Busby House has been a home for my family for three generations, originally bought back in 1917, for my grandmother and has been a fantastic place to live. Over the years my parents made various changes and improvements, notably creating the substantial annexe, which is a spacious home in its own right and originally was a collection of outbuildings and garaging for the main house.

What I feel makes the house special are the views and the amount of light coming through the bow windows, with the fantastic south-facing outlook, over the gardens, estate fenced paddock and over towards the Cleveland hills, making a great backdrop.

The house sits comfortably within its land, offering space, privacy and being in the countryside, while still benefitting from excellent connectivity. Stokesley is only a few miles away, and the wider transport links have always made commuting straightforward, including a main line station and access to the A19, A66 and A1, whether for work or family commitments.

*Growing up here was excellent, as it has been for my own family. It has been a home that has adapted with each generation and as we pass it on, we know it will continue to offer the same sense of space and flexibility to its next custodians."**

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

STEP OUTSIDE

The property is approached by a particularly attractive drive, through mature woodland, over a stone railway bridge, with paddocks either side, leading to plenty of parking. The gardens are predominantly located to the front of the property, with a large expanse of lawn, hedged and wrought iron railed fenced boundaries, along with an array of mature trees create privacy. There is a stone paved area adjacent to the house and several well stocked and maintained flower beds and borders. There is also a separate rose garden and orchard, with a variety of fruit trees.

An enclosed cobbled courtyard is located to the rear of the property, providing access to a range of outbuildings.

Outbuildings
The courtyard is framed by a selection of traditional outbuildings, consisting of a substantial home office, boiler room, garage, car port, stabling and storage areas, some of which would benefit from maintenance.

Within the grounds, there is also a purpose built timber stable block with three loose boxes and hay/feed store.

Land
The land extends to approximately 15.31 acres in total, separated into various grazing paddocks, ideal for equestrian use, mature woodland and gardens.

We understand there is possibility to purchase additional land and the menage by separate negotiation.

Location
The property is tucked away, just off the A172, with excellent connectivity across the region. Located only two miles from the market town of Stokesley offering a variety of national and independent shops, bars and restaurants, as well as a GP surgery, leisure centre, primary and secondary schools. Further primary schools are available in the nearby villages of Carlton and Hutton Rudby.

Local private education options include Red House, Yarm and Queen Mary's School.

The wider area provides outstanding lifestyle opportunities, with an abundance of walks, cycle routes and bridleways on the doorstep, as well as access to the Cleveland Hills, North Yorkshire Moors National Park and Yorkshire coastline, all within close proximity.

The A172, provides easy access to the A19, with Northallerton main-line station providing direct connection to London and Edingburgh, only a 20 minute drive away. Larger towns and cities are within easy reach including Middlesbrough (14 miles), York (40 miles), Newcastle (50 miles) and Leeds (64 miles).
International travel is supported by airports at Newcastle, Durham Tees Valley and Leeds Bradford.

Directions
A19
Leave the A19 to merge onto the A172 for approximately 6 miles, the drive is on the left-hand side, through a mature woodland, over a stone railway bridge.

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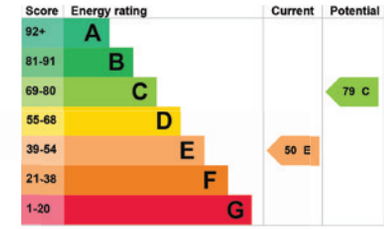
INFORMATION

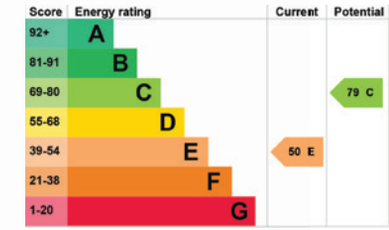
Services, Utilities & Property Information
Utilities – Mains electricity. There is a private water supply, shared with two neighbouring properties. Private drainage to a Klargester water treatment plant. The two properties are served by oil fired central heating, with separate boilers installed.
Tenure – Freehold
Property Type – Detached
Construction Type – Standard construction
Council Tax – Busby House: F Busby Annexe: F
Parking – Private parking and garaging.
Mobile Phone Coverage – Check with your provider
Internet Connection – Broadband available
Public and Private rights of way – There is a right of access over the drive in favour of two neighbouring properties.

Viewing Arrangements – Strictly via the vendor's agent, Lizzie Tate, at Fine & Country North Yorkshire and Durham.

Busby House



Busby House Annexe



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales.Company No: 02589253. Registered Office Address: 14 Duke Street, Darlington, DL3 7AA. Printed 05.10.2026

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