

CAYDALE MILL

Old Byland, North Yorkshire



CAYDALE MILL

Uniquely romantic 'lifestyle' property set in its own private dale with waterfall and 28 acres, exquisitely renovated inside and out

*Helmsley 5 miles • Thirsk 12 miles • Northallerton 18 miles
Teeside International Airport 30 miles • York 32 miles*

House: porch • 3 receptions rooms • kitchen/dining/living room • pantry • boot room/utility • cloakroom/wc • 3 bedrooms • 3 bathrooms • dressing room • library area

Cottage: sitting room • kitchen • 2 bedrooms • 2 bathrooms • mezzanine play areas. Single garage • terrace

Office/guest suite with kitchenette and bathroom • outdoor kitchen • loggia • bothy

Garage block with 3-bay garage • open machine store and covered store • workshop • log stores • tractor shed • greenhouse

Formal gardens with orchard • mill stream with waterfall • extensive grazing and woodland

In all some 28 acres

For Sale Freehold



ESTABLISHED 1992

Priestley House, 36 Bootham
York, YO30 7BL
sales@blenkinandco.com
01904 671672

blenkinandco.com

Claydale Mill – Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	58	79

Caydale Mill, Old Byland, North Yorkshire YO62 5LQ

Approximate Gross Internal Floor Area

Main House - 294.5 SQ M / 3,170 SQ FT

Mill Cottage - 88.3 SQ M / 950 SQ FT

Total - 718.7 SQ M / 7,737 SQ FT

For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.

Cottage – Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	16	
Not energy efficient - higher running costs		



City

Country

Coast

Caydale Mill occupies a magical and secluded position within a tranquil dale deep in the heart of the North York Moors National Park. The cottage and house together provide substantial and versatile living accommodation, complemented by a range of outstanding outbuildings. This property stands alone yet is reassuringly close to the market town of Helmsley.

A meticulous and comprehensive programme of renovation has just been completed, sympathetically restoring the property while elevating it to a standard rarely encountered in rural Yorkshire. No detail has been overlooked and no expense spared; every enhancement celebrates the home's rich history and unique setting.

- Historic mill house and 2-bedroom cottage - totalling 4120 sq ft
- Comprehensively renovated and appointed to the highest specification
- Idyllic and private setting within its own picturesque dale
- Landscaped gardens and grounds, pasture and woodland – 28 acres
- Waterfall and mill stream flowing through the estate
- Outstanding outbuildings including garage block with office over
- Situated within the North York Moors National Park, not a listed property
- Exceptional rural privacy with no near neighbours
- Easy access to Helmsley and Thirsk railway station



Tenure: Freehold

EPC Rating: House D, Cottage G

Council Tax Band: G

Services & Systems: Mains electricity supported by a generator. Cottage - electric heating. House - oil-fired central heating. UV light water treatment system filters the private water supply from a culvert. Private drainage. Starlink satellite-based internet service.

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
North York Moors National Park





The mill stream winds around the house, diverted to form a waterfall before descending gently through the wooded valley. Its lively current has ensured that the property has no history of flooding.

The principal house largely dates from the sixteenth century, with earlier origins linked to a monastic settlement founded by monks from Old Byland in 1143 and later relocated to nearby Byland Abbey. With its remarkable provenance and secluded position within its own valley, Caydale Mill possesses a rarity few properties can genuinely claim.

Constructed of stone beneath a pantile roof, the house retains a wealth of original features including exposed stonework, deep window sills, traditional doors with latches, inset cupboards, fireplaces and substantial beamed ceilings. Heavy oak timbers reveal evidence

of early cruck construction and careful restoration - including the sensitive sandblasting of beams - has preserved the character and authenticity of the building.

Inside, the house combines historic charm with an exceptional specification. Cabinetry throughout is by Peter Thompson and deVOL, with lighting, ironmongery and brassware also by deVOL. A Meridian surround sound system serves the house and outdoor kitchen, while Sonos is installed in the cottage. Subtle lighting highlights architectural features including exposed beams, stone niches and wall panelling. Bathrooms are fitted with heated LED mirrors and smart toilets, while TV points are installed in many rooms including all bedrooms.

The orangery spans the rear elevation and forms the heart of the home. Designed as the principal kitchen, dining and living space,



it enjoys far-reaching views across the garden and down the valley. This impressive triple-aspect room is flooded with natural light from lantern rooflights with rain sensors and French doors opening onto the terrace. Underfloor heating lies beneath limestone flooring.

The handcrafted kitchen combines practicality with elegant design, featuring a central island with breakfast bar, integrated Miele appliances, a fridge freezer with ice maker, double Butler sink, oil-fired Aga and both two-in-one and three-in-one Quooker taps. A bespoke reinforced glass floor panel reveals the mill stream flowing beneath, a striking reminder of the building's heritage. A charming walk-in pantry with curtain-front cabinets also houses the electric and communications cupboard.

Two reception rooms lie just off the orangery: the snug and the family room. The snug features a drinks cabinet with wine cooler and an impressive inglenook fireplace with wood-burning stove and illuminated seating nook. The family room, with exposed stone walls, also features a wood-burning stove and a discreet timber-clad media wall with integrated speakers and bespoke cabinetry.

The sitting room on the northern side of the house, affectionately known as the "whisky room", is defined by magnificent beams etched with historic dates, wall panelling, a substantial stone fireplace and an illuminated window seat set within the thick stone wall.



A beautifully appointed boot, dog and laundry room features a traditional ceiling-mounted clothes airer, Butler sink and bespoke built-in dog shower. French doors open to the loggia, a charming, covered seating area beside the tumbling stream.

The principal bedroom enjoys east-west light, a vaulted ceiling and far-reaching views down the valley, with French doors opening onto a balcony. A generously proportioned dressing room includes bespoke his-and-hers wardrobes with cleverly concealed storage. The luxurious en suite bathroom has exposed stonework highlighted by ambient lighting, a freestanding copper bath, walk-in shower, twin basins and bespoke shelving.

The first floor also provides two further bedroom suites, each with charming cast-iron fireplaces. A library area and reading nook on the landing is framed by reclaimed timbers believed to originate from a sailing ship.

Cottage

The detached stone-built cottage has been beautifully converted from a traditional outbuilding and provides stylish guest accommodation extending to over 600 sq ft. The building has been comprehensively renovated with a new roof and windows, and includes an integrated garage and patio overlooking the picturesque waterfall.





The accommodation is arranged across the ground floor with ceilings rising into the vaulted roof space. Restored beams, porcelain tiled flooring, sliding sash windows, exposed stonework and a wide-arched stone fireplace combine with panelled walls and column radiators. Mezzanine loft areas provide additional storage or play space.

The cottage includes a spacious sitting room, well-equipped kitchen with Butler sink and two delightful bedroom suites. The “waterfall bedroom” enjoys the gentle soundtrack and enchanting views of the tumbling water.

Outside

Electric sliding gates open to a sweeping gravelled drive leading through pastureland and past the outbuildings to a parking and turning area. Motion-sensor lighting illuminates the approach.

The mill stream forms the focal point of the gardens, flowing through the grounds with a diverted race forming a waterfall set within grassy banks. York stone pathways lead to the house and continue around to the rear terrace.

Gardens lie on both sides of the stream, connected by three bridges and rising to pasture and woodland beyond. Dry-stone walls, meandering pathways, shaped lawns and wildflower planting create an enclosed garden that blends beautifully with the surrounding natural landscape.

An outdoor kitchen with south-facing patio enjoys sunshine throughout the day, while a broad terrace wraps around the rear of the house beside the stream, offering lovely views down the valley.



There are vegetable beds and a small orchard, while deer fencing encloses the garden. A five-bar gate provides separate roadside access to the upper fields. The land is rich in biodiversity and classified as unimproved limestone grassland, with seasonal displays of bluebells, daffodils, primroses, wild garlic and orchids. Woodland includes oak, ash, blackthorn and hazel. Part of the holding is designated a Site of Special Scientific Interest, supporting rare orchids and the Duke of Burgundy butterfly.

Outbuildings

The outdoor kitchen has been skilfully repurposed from a Nissen hut repositioned near to the house and elevated to create an impressive entertaining space with far-reaching views. Its adjoining stone patio incorporates the original mill cog. Facilities include an open fire, pizza oven, barbecue, bar, Butler sink, integrated fridge and sound system.

A traditional brick-built bothy, recently repointed and accessed via a footbridge, provides an ideal summer house or daytime retreat with power, lighting and a salvaged wood-burning stove.

The newly constructed five-bay oak-framed garage provides three secure car bays and two double-height open bays, with a heated insulated concrete floor, electrics, motion-sensor lighting and integrated speakers. The roof overhang creates additional storage to the rear.

An external staircase leads to an office or guest suite powered by an air source heat pump, incorporating a kitchenette, sitting area, gym space and bathroom. A first-floor deck provides panoramic views.

A timber workshop includes power, lighting and a log-burning stove, while a greenhouse with rainwater supply houses a Black Hamburgh grapevine originally from Hampton Court.



Environs

Caydale Mill occupies a wonderfully secluded position within its valley beside the historic mill stream, with no near neighbours. Despite its privacy, the property lies just one mile from the village of Old Byland and approximately three miles on foot from Rievaulx Abbey. Just two miles to the north lies award-winning Hawnby Tea Rooms which sells locally sourced produce.

The attractive market town of Helmsley is a fifteen-minute drive and Thirsk some twenty five minutes', providing rail connections and access to the A19 linking to the A1(M) and the wider motorway network.

The traditional country inn, The Owl at Hawnby, lies around two miles away, while The Hare at Scawton - another highly regarded country pub - is approximately four miles from the property.

Directions

From the top of Sutton Bank, take the road signposted Cold Kirby and Old Byland. After approximately one mile, turn left signposted Boltby and Hawnby, passing a radio mast on your right. After about one and a half miles, turn right signposted Old Byland. Continue for approximately two miles until the road bends to the right, then turn sharply left at the sign for the ford. Follow this road steeply downhill towards the ford. The entrance gates to the property are located immediately before the ford.

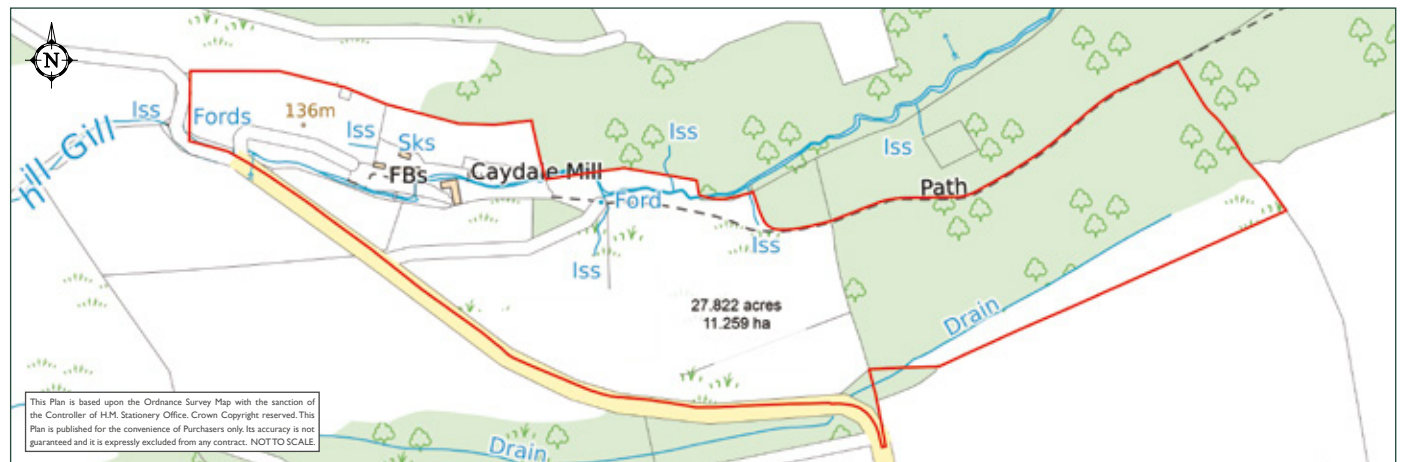
What3words: ///senior.indulges.fruitcake

Viewing

Strictly by appointment.



ESTABLISHED 1992



Important notice 1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("Information") may be relied upon as a statement or representation of fact. Neither Blenkin & Co nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Blenkin & Co or the seller/lessor. 2. Any photographs (and artists' impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. 4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given. **NB:** Google map images may neither be current nor a true representation. **Photographs, property spec and video highlights:** March and May 2026. Brochure by wordperfectprint.com

