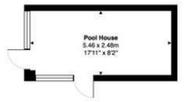
1 St Oswald's Close, Oswaldkirk, YO62 5YH

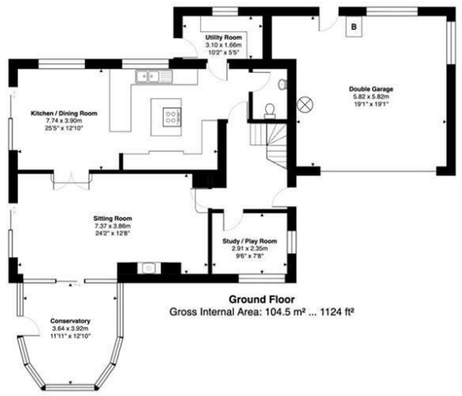


Pool House
Gross Internal Area: 13.6 m² ... 146 ft²



Gross Internal Area: 233.0 m² ... 2508 ft² (excluding pool house, double garage)

All measurements are approximated for display purposes only and should be independently verified
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www.matthillier.co.uk



Ground Floor
Gross Internal Area: 104.5 m² ... 1124 ft²



First Floor
Gross Internal Area: 128.5 m² ... 1383 ft²

Directions







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FINE & COUNTRY

6 Bed
House - Detached
located in Oswaldkirk

FINE & COUNTRY

1 St. Oswalds Close Oswaldkirk York YO62 5XU

Asking Price £750,000
Freehold

6 | 3 | 3 | B

No upward chain... Boasting a private outdoor swimming pool, beautifully secluded gardens and an abundance of character, an exceptional six-bedroom home offering generous living space and a lifestyle of comfort, convenience and charm.

Set within the highly desirable village of Oswaldkirk, this impressive six double-bedroom detached home offers generous family living in an exclusive village setting, with the added lifestyle appeal of a private external swimming pool and beautifully private gardens that are not overlooked.

Beautifully positioned within a sought-after close, the property combines space, character and flexibility, making it ideal for families, professionals and those seeking a countryside home with room to entertain. The accommodation includes three reception rooms, a spacious kitchen/dining area, a light-filled conservatory, well-proportioned double bedrooms, three bathrooms and versatile living space suited to modern family life.

Externally, the home truly stands out. The garden has been designed for relaxing, entertaining and family enjoyment, with patio seating areas, mature boundaries and the external swimming pool creating a private leisure space rarely found in this setting. In the summer months, it becomes the perfect backdrop for children to play, guests to gather and weekends to feel like a countryside retreat.

Oswaldkirk is a charming North Yorkshire village known for its peaceful setting, historic character and strong community spirit. The village offers a village hall, playground and scenic countryside walks, with access to routes such as the Millennium Trail and the wider Ryedale landscape. The village hall hosts a variety of community activities, including craft workshops, art and craft fairs, private events, Oz Café, Oz Bodz Youth Club, line dancing, a pop-up pub and a village book exchange.

The area is popular with families and professionals seeking a quieter rural lifestyle without feeling disconnected. Nearby Helmsley, Ampleforth, Malton and York provide a wider choice of independent shops, cafés, restaurants, leisure facilities and cultural attractions, while the surrounding countryside offers outstanding walking, cycling and outdoor pursuits.

Education is another key attraction, with nearby schools including:
Helmsley Community Primary School — Ofsted: Good
Ryedale School, Nawton — Ofsted: Outstanding
Nawton Community Primary School — Ofsted: Good
St Benedict's Catholic Primary School, Ampleforth — Ofsted: Good.

The property is also within reach of the world-renowned Ampleforth College, an independent boarding and day school set within extensive grounds, with leisure facilities including a public swimming pool and gym — a valuable amenity for local families and professionals.

Despite its peaceful village setting, Oswaldkirk remains well connected. The property is within easy reach of Helmsley, Kirkbymoorside, Malton, Thirsk and York, with mainline rail services available from Malton, Thirsk and York. York provides wider rail links to Leeds, London, Newcastle, Manchester and Edinburgh, making this an excellent base for those balancing countryside living with commuter convenience.

St. Oswalds Close is a rare opportunity to secure a substantial family home with exceptional outdoor lifestyle space, privacy and access to excellent amenities in one of North Yorkshire's most desirable village communities. Early viewing is highly recommended.

Material Information
Part A – Key Facts:
• Tenure: Freehold
• Council Tax Band: F
• EPC Rating: B

Part B – Property Details:
• Bedrooms: 6
• Bathrooms: 3
• Reception Rooms: 3
• Parking: Allocated Driveway & Garage
• Heating: Oil
• Electricity: Mains electricity & Solar
• Water & Drainage: Mains water supply / Mains drainage

Part C – Additional Information:
• Flood Risk: Very Low
• Broadband: 100% Availability (ADSL, Superfast, Ultrafast, Gigabit)
• Storm/Fire Damage: N/A

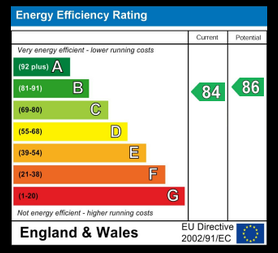
Alterations to Property:
• Structural: N/A

Please be aware that both sellers and buyers will incur a £75 inc VAT fee per person, for the completion of Anti-Money Laundering verifications under the regulations we have to follow.
Upon receipt of any offer, these steps will follow.
1. Any offer put forward will be qualified by Anita, our independent financial advisor who will give you a call to discuss how you will be funding this purchase.
2. We require proof of your finances for your purchase. This will be evidence of where your cash is held e.g. bank statement, proof of mortgage/mortgage in the principal or if your finances are from a sale on a property, we will require details of your solicitor acting for you to confirm.
3. Once a sale is agreed you will then be required to provide solicitor details. We can provide you with a competitive conveyancing quote.











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