



KILBURN HOUSE

FOLD YARD | RAINTON | THIRSK | NORTH YORKSHIRE | YO7 3PH

This exceptional, architect-designed village home is a masterful transformation - elegantly reimagined for modern family living, with style and substance in equal measure.

Situated in the charming village of Rainton, just a short drive from the historic market town of Thirsk, this beautiful home enjoys a peaceful, rural setting with excellent access to local amenities and transport links. It offers the perfect balance of countryside tranquillity and everyday convenience.

Nestled within a tranquil courtyard and framed by expansive open fields to the rear, the setting offers a rare sense of calm and connection to the surrounding landscape. Every room benefits from this natural outlook, creating a home that feels peaceful, grounded, and in tune with its environment.

Behind its classical exterior lies beautifully considered internal accommodation arranged across two spacious floors. The layout is both functional and flexible, offering generous accommodation that adapts to the changing needs of family life. Each space is rich in character, with thoughtful details and a quiet elegance that speaks to the quality of the design.

Contemporary finishes are subtly woven throughout, refined and understated, allowing the original features of the building to shine. The result is a home that celebrates its heritage while embracing the best of modern living.

ACCOMMODATION

GROUND FLOOR

- Reception hall
- Sitting room
- Open plan dining kitchen
- Utility room
- Cloakroom

FIRST FLOOR

- Landing
- Principal bedroom with en-suite bathroom
- Guest bedroom with en-suite shower room
- Two further double bedrooms
- House bathroom

EXTERIOR

- Off-road parking for several vehicles
- Detached double garage with loft area
- Outbuildings and stores
- Landscaped courtyard garden
- Expansive landscaped rear gardens
- Dining and entertaining terraces
- Vegetable garden
- Summer House

GROUND FLOOR

Kilburn House is entered via the bright and elegantly proportioned reception hall that sets the tone for the rest of the home. Natural light streams in through a side window, highlighting the neutral décor and light oak flooring. A wide, carpeted staircase with white-painted spindles and a dark wood handrail provides a graceful ascent to the first floor. There is also a convenient space under the stairs that is ideal for a desk, adding a practical workspace to the hall.

The hall offers direct access to the main reception rooms via traditional panelled doors, allowing for a seamless flow through the ground floor. To one side of the hallway is a stylish and thoughtfully designed cloakroom adding practicality without compromising on presentation. A useful boot and coat area sits beside the front door, which features glazed panels that bring in additional light and a welcoming view of the delightful courtyard garden.



The sitting room is a wonderfully light and inviting space, thoughtfully arranged for both everyday living and entertaining. French doors at the front of the room open directly onto the charming courtyard gardens, creating a lovely indoor-outdoor connection and drawing in plenty of natural light. To the rear, large windows frame views of the surrounding greenery, enhancing the room's bright and airy feel.

At its heart, a wood-burning stove is set into a recessed fireplace beneath a rustic oak beam, offering a cosy focal point and warmth through the seasons. The generous proportions of the room allow for multiple seating areas as well as space for a dining table or reading corner, making it a versatile and sociable environment.

Elegant, calm, and full of character, this is a room that invites you to relax and unwind in comfort and style.



At the heart of Kilburn House is a beautifully arranged open-plan living space that seamlessly connects the country-style kitchen and elegant dining area. Thoughtfully designed for both everyday family life and relaxed entertaining, this light-filled space offers an effortless flow and a true sense of home.

The breakfast kitchen blends classic charm with modern functionality. It features an extensive range of painted fitted cabinetry topped with granite work surfaces, alongside a range-style cooker, integrated appliances, a traditional Belfast sink, and a central island that provides useful preparation space and informal seating. Underfoot, stone flag flooring adds both durability and rustic elegance, while touches of the original barn - such as exposed timber framing - subtly nod to the home's heritage.

The kitchen opens through a characterful beam-framed opening into the dining room, where wide oak floorboards and soft natural light create an inviting and sophisticated setting. French doors lead directly to the dining terrace and gardens, making this an ideal space for indoor-outdoor living and entertaining throughout the seasons.

A fully fitted utility and laundry room is accessed directly from the kitchen, offering practical additional storage and workspace. A conveniently placed cloakroom completes the well-considered ground floor layout.

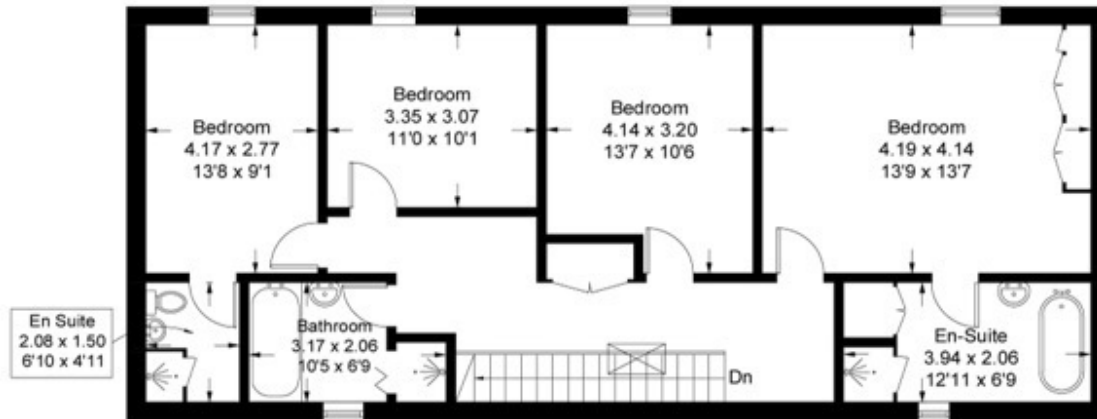
This interconnected space forms the hub of Kilburn House - perfectly balancing functionality with style, and offering a warm, welcoming environment at the heart of the home.





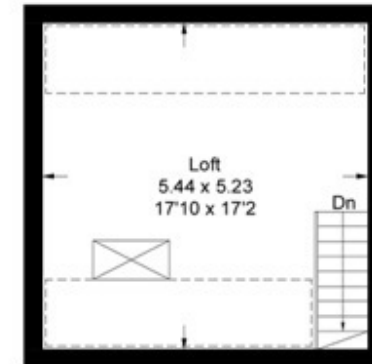
Kilburn House, Fold Yard, Rainton, YO7 3PH

Approximate Gross Internal Area
 Ground Floor = 1031 sq ft / 95.8 sq m
 First Floor = 1024 sq ft / 95.1 sq m
 Garage Ground Floor = 307 sq ft / 28.5 sq m
 Garage First Floor = 305 sq ft / 28.3 sq m
 Total = 2667 sq ft / 247.7 sq m

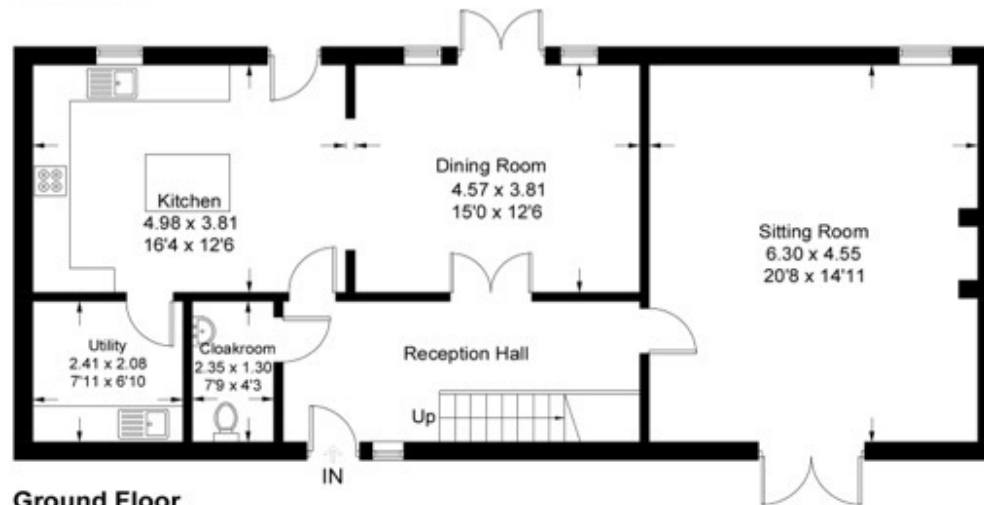


First Floor

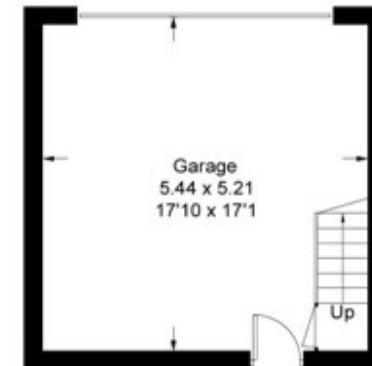
= Reduced headroom below 1.5m / 5'0



Garage - First Floor



Ground Floor



Garage - Ground Floor
 (Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale.

FIRST FLOOR

The first-floor landing is bright and spacious, with clean lines and soft neutral décor that enhance the sense of light and calm. A large rooflight overhead floods the space with natural light, creating an airy, open feel. The balustraded staircase and pale carpeting continue the elegant, understated styling seen throughout the home, with access to the principal bedroom and other first-floor rooms leading off this central hallway.

The principal bedroom is a beautifully proportioned, light-filled retreat that enjoys far-reaching views over the rear gardens and countryside beyond. Decorated in soft tones with feature wallpaper, it combines comfort and character with built-in wardrobes providing excellent storage. The room easily accommodates a king-size bed and additional furniture, making it a tranquil and restful space.

Adjoining the principal bedroom is a stylish en-suite bathroom that blends classic charm with modern comfort. A freestanding roll-top bath with claw feet is the standout feature, complemented by a separate glazed shower enclosure, WC, and pedestal basin. Soft grey panelling and wood-effect flooring complete the aesthetic, while a large window brings in natural light. Thoughtfully designed and immaculately presented, this suite offers both luxury and practicality in equal measure.



The bedroom accommodation is both spacious and beautifully presented, offering comfort, privacy, and delightful views over the surrounding gardens. The guest bedroom is generously proportioned and filled with natural light, featuring soft, neutral décor and feature wallpaper, provides ample room for freestanding furniture. A large window frames views across the garden and beyond, enhancing the sense of calm and seclusion. This room benefits from its own en-suite shower room, complete with a modern glazed shower enclosure, pedestal basin, and WC - ideal for guests or older children seeking a degree of independence and convenience.

A further double bedroom is equally spacious, with a light and airy atmosphere and similar views over the gardens. The elegant styling continues here, with crisp walls, plush carpet, and space for both a large bed and additional furnishings.





The third double bedroom is currently arranged as a comfortable and stylish home office/study, showcasing the room's versatility. Bright and generously sized, it features a large window that frames open views of the surrounding countryside, making it an inspiring space for work or creative pursuits. With its neutral tones and ample room for a double bed and additional furnishings, this space could be effortlessly returned to use as a traditional bedroom if desired.

Serving the remaining bedrooms is the well-appointed house bathroom, which combines practical family features with a fresh, modern finish. The suite includes a panelled bath with handheld shower attachment, a separate glazed shower enclosure, WC, and pedestal basin. Finished in soft tones with white tiling and patterned flooring, the bathroom feels both contemporary and welcoming - ideal for family use or visiting guests.

GARDEN AND GROUNDS

The principal gardens at Kilburn House are a truly outstanding feature of the property, offering a seamless extension of the home's living space into the outdoors. Thoughtfully designed and impeccably maintained, the gardens combine structure, colour, and tranquillity in equal measure, with a layout that encourages both relaxation and appreciation of the surrounding countryside.

A spacious stone-paved dining terrace lies directly off the rear of the house, accessed via French doors, and provides the perfect setting for al fresco dining, entertaining, or simply enjoying a morning coffee in the sunshine. From here, the eye is drawn out across a broad expanse of sweeping lawn, bordered by richly stocked herbaceous beds and mature shrubbery, offering changing interest throughout the seasons.

The garden is punctuated with a series of enchanting features, including a picturesque summer house nestled among fruit trees, which serves as a peaceful retreat or reading nook. A variety of gravelled and paved pathways gently wind through the garden, leading to secluded seating areas that invite you to pause and enjoy the serene surroundings.

Towards the far end, a well-established kitchen garden includes raised beds for growing vegetables and herbs, with a separate area for composting and potting - ideal for those with a passion for self-sufficiency or horticulture.

Thoughtfully laid out and lovingly tended, they offer a remarkable sense of space, privacy, and tranquillity. Whether used for entertaining, gardening, or quiet enjoyment, these gardens provide an exceptional outdoor setting that enhances the lifestyle offered by Kilburn House.

It is incredibly rare to find gardens of this scale and quality in the very heart of a village.







Kilburn House is approached via a discreet and picturesque setting that immediately creates a sense of privacy and tranquillity. To the front, there is private parking and a detached double garage, which also benefits from a converted loft space above. The courtyard gardens are beautifully landscaped and brimming with charm, featuring an abundance of well-established planting including mature shrubs, fragrant lavender, and vibrant climbing roses. Raised stone-edged beds provide texture and seasonal colour, while paved seating areas offer idyllic spots for alfresco dining. Enclosed and sheltered, this space is a peaceful retreat and a perfect complement to this characterful village home.



LOCATION



Rainton is a picturesque village set in the heart of North Yorkshire, offering a perfect balance of historic charm and contemporary rural living. Ideally located in the Vale of Mowbray - between the North Yorkshire Moors and Hambleton Hills to the east, and the Yorkshire Dales National Park to the west. Rainton is surrounded by breathtaking scenery. Positioned approximately five miles northeast of Ripon and five miles southwest of Thirsk, the village enjoys a peaceful countryside setting with easy access to nearby towns and everyday amenities. Its location makes it an excellent base for exploring the wider region, which is rich in natural beauty, charming villages, historic towns and cities, and a wide array of National Trust and English Heritage sites, houses, and gardens.

THIRSK

A vibrant market town known for its traditional charm and strong sense of community. Made famous as the home of James Herriot, Thirsk blends heritage with convenience, offering a wide range of independent shops, cafes, and amenities. The town hosts a regular market and is also home to a popular racecourse, a leisure centre, and excellent transport links—including a mainline train station with direct services to London and Edinburgh—making it an ideal hub for both everyday living and commuting.

RIPON

The cathedral city of Ripon blends rich history with everyday convenience. Dominated by its magnificent Gothic cathedral, Ripon is also home to a weekly market, a variety of independent shops, excellent dining options, cultural attractions and nearby Fountains Abbey - a UNESCO World Heritage site. It's a city with a small-town feel, offering both character and convenience, and serves as a key destination for shopping, education, and leisure for residents of Rainton and the surrounding villages.

BOROUGHBRIDGE

Approximately 6 miles from Rainton, Boroughbridge is a historic market town set along the banks of the River Ure. Once a key coaching stop between London and Edinburgh, the town retains much of its heritage character while offering a convenient array of local amenities, pubs, and shops. The nearby A1(M) provides quick road access north and south, adding to the town's appeal for commuters.

EASINGWOLD

Located around 12 miles south of Rainton, Easingwold is a picturesque Georgian market town that offers a relaxed pace of life and a refined village feel. Known for its handsome market square, boutique shops, artisan food producers, and charming cafés, it's a delightful place to visit or explore on a regular basis. The town also provides a good range of services, schools, and community events, making it a valued destination for those seeking a slightly quieter yet well-connected lifestyle.

EDUCATION

Rainton is well served by a range of primary and secondary education options in both the state and independent sectors. Nearby village schools such as Dishforth Church of England Primary, Baldersby St James CE Primary, and Topcliffe CofE Academy provide excellent local options for younger children, all within a short drive of the village. For secondary education, Thirsk School & Sixth Form College offers a comprehensive curriculum and sixth form provision, while the highly regarded Ripon Grammar School - just five miles away—offers selective state education and is consistently ranked among the top grammar schools in the country.

Independent schooling is also well represented in the area. Cundall Manor School, a co-educational day school for ages 2-16, and Queen Mary's School, an all-girls day and boarding school, are both located nearby and set within beautiful rural estates. For older pupils seeking a broader independent education, Ampleforth College is within easy reach and offers a prestigious day and boarding experience.

TRANSPORT LINKS

ROADS

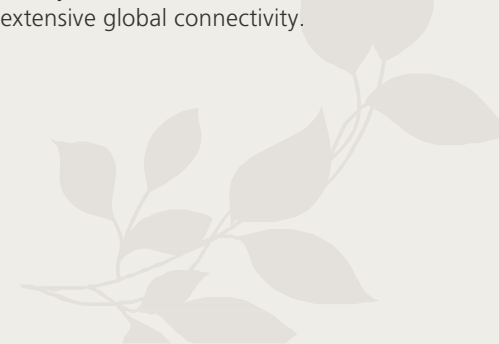
Rainton benefits from excellent road connectivity, making it an ideal base for both rural living and convenient travel. The village is just a short drive from the A1(M), providing swift access north towards Darlington and Newcastle, and south towards Harrogate, Leeds, and London. The nearby A168 offers a direct route to Thirsk and links to the A19 for access to York and Teesside. These well-established road links make commuting and regional travel straightforward, while still allowing residents to enjoy the peace and seclusion of a countryside setting.

TRAINS

Rainton is conveniently located within easy reach of two mainline railway stations that offer excellent regional and national connections: Thirsk Railway Station is the closest, approximately 6 miles northeast of Rainton. It sits on the East Coast Main Line and offers direct services to London King's Cross (around 2 hours), as well as regular trains to York, Leeds, Newcastle, and Edinburgh, making it ideal for commuters and long-distance travel. Northallerton Railway Station, around 15 miles north, is another nearby mainline option. It also provides direct high-speed services to London, Edinburgh, and other major cities, with additional connections across the North of England.

AIRPORTS

Rainton is well positioned for access to several regional and international airports, making both domestic and overseas travel convenient: Leeds Bradford Airport is the nearest major airport, located approximately 30 miles southwest of Rainton (around a 45-minute drive). Teesside International Airport is approximately 25 miles north, providing a more compact and efficient travel experience. It offers flights to a growing list of UK and European destinations. Newcastle International Airport, approximately 60 miles north, is easily reached via the A1(M). It offers a broader range of international flights, including long-haul destinations, and is a key hub for travel across northern England. Manchester Airport approximately 90 miles southwest, is one of the UK's largest airports. Though further afield, it is accessible by direct train from Thirsk or Northallerton and offers extensive global connectivity.





Method of Sale: The house is offered for sale by private treaty; however, the Agents reserve the right to conclude negotiations by any other means at their discretion.

Services: Mains electricity, water and drainage. Gas fired central heating.

Fixtures and fittings: All items normally designated as fixtures and fittings are specifically excluded from the sale unless they are mentioned in the particulars of sale.

Covenants, Easements, Rights of Way: The property will be sold subject to all covenants, easements and rights of way whether specifically mentioned in these particulars or not.

Energy Performance Certificate: Rating C. Full copy of the energy performance certificate is available upon request.

Tenure and Possession: The property is offered for sale freehold with vacant possession upon completion.

Mileages: Ripon 5 miles, Thirsk 5 miles, Boroughbridge 6 miles, Harrogate 18 miles, York 23 miles (All mileages are approximate)



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