

# GLEBE FARM

Ampleforth, Ampleforth



## GLEBE FARM

**Small country estate, elevated with far-reaching panoramic views across rolling countryside, surrounded by 28 acres**

*Helmsley 5 miles • Easingwold 9 miles • Thirsk 11 miles • York 20 miles*

**House:** Entrance hall • cloakroom • 3 reception rooms • study • kitchen/dining/living room • utility room • 5 bedrooms • 4 bathrooms. Terrace • front garden • parking • drive.

**Cottage:** Sitting room • kitchen • 2 bedrooms • shower cubicle • wc

**Outbuildings:** Dutch barn • substantial general-purpose barn sub-divided internally

**Equestrian:** Stable block and enclosed yard • barn with stables/tack room/stores • general purpose barn with 9 loose boxes/tack room/store • manège • horse walker • railed grass paddocks

In all some 27.7 acres

For Sale Freehold



ESTABLISHED 1992

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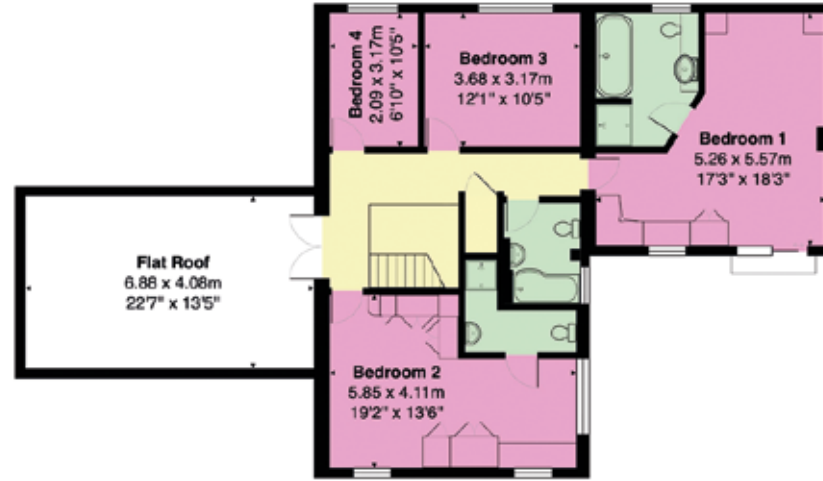
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# Glebe Farm, High Bank, Ampleforth, Ampleforth YO62 4EA

## Approximate Gross Internal Floor Area

House: 4,043 SQ FT / 375.7 SQ M

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



House First Floor



House Ground Floor

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	56	63
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

City

Country

Coast



This superb country property occupies an elevated position with commanding views across the Ampleforth Valley towards the Howardian Hills. The principal house sits centrally within its own gardens, grounds and land, creating an unusually private and unified estate.

In addition to the main residence and adjacent two-bedroom cottage, the property includes a range of general-purpose barns and well-equipped equestrian facilities, comprising multiple stables, a horse walker and a manège. The buildings are encircled by surrounding paddocks and permanent pasture, extending in all to nearly 28 acres.

The exceptional setting, together with the cohesive arrangement of house, outbuildings and ring-fenced

land, creates a highly desirable and versatile country estate. The property is offered for sale for the first time in 45 years.

- Country house and outbuildings within 28 acres
- Stands on its own with no immediate neighbour
- Elevated with south-facing orientation and panoramic valley views
- Principal house extending to over 4000 sq ft
- Separate 2-bedroom cottage
- Extensive equestrian facilities
- Substantial range of outbuildings include recently constructed barn (59'1 x 64'7)
- Situated just outside a well-served village with many amenities
- Rural yet highly accessible location



**Tenure:** Freehold

**EPC Rating:** D

**Council Tax Band:** G

**Services & Systems:** Mains electricity and water. Oil-fired central heating. Private drainage.

**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](http://www.northyorks.gov.uk)

North York Moors National Park

**Money Laundering**

**Regulations:** Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.



The house is oriented to take full advantage of the outstanding southerly views across the valley, with principal reception rooms and bedrooms benefiting from large picture windows. At the heart of the home is the farmhouse kitchen, arranged on a north-south axis with doors opening onto the terrace and a beautifully positioned window seat beneath a square bay. It provides generous space for both family living and dining. The kitchen is fitted with granite work surfaces, a central island with integrated appliances, Butler sink and additional inset sink with flexi-spray tap, together with an oil-fired Aga.

The sitting room is triple aspect with direct access to the upper east terrace and features a fireplace set on a marble hearth with timber surround.

At the far eastern end of the house, the drawing room is dual aspect with a fireplace incorporating a slate hearth and marble surround. A home office with stud wall sits within a versatile room at the rear of the house.

The ground floor includes a bedroom suite, while the first floor offers three double bedrooms and one single bedroom served by three bathrooms. The two principal bedrooms enjoy exceptional panoramic views across the valley. A flat roof area accessed from the landing via double doors offers potential for a roof terrace (subject to any necessary consents).



## Outside

Glebe Farm is approached via a long, private, tree-lined driveway which sweeps in front of the main house to a carriage drive and parking bays, framed by flowering cherry trees. An area of garden – predominantly laid to lawn - lies in front.

The cottage is positioned close to the main residence and is accessed from the same driveway, with accommodation arranged over two floors.



Cottage



Cottage

# Glebe Farm, High Bank, Ampleforth, Ampleforth YO62 4EA

## Approximate Gross Internal Floor Area

Cottage: 1,038 SQ FT / 96.3 SQ M

Stables: 5,108 SQ FT / 474.5 SQ M

Horse Walker: 1,058 SQ FT / 98.3 SQ M

Large Barn: 3,803 SQ FT / 353.2 SQ M

Outbuildings: 4,437 SQ FT / 412.3 SQ M

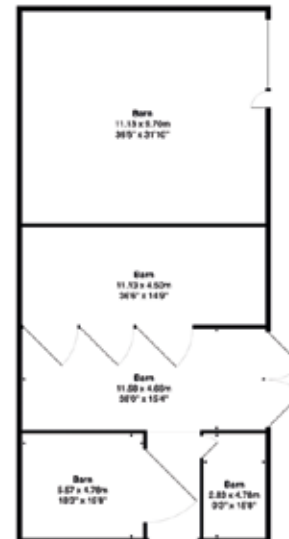
For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



Cottage First Floor



Cottage Ground Floor





To the east lies the principal range of equestrian, agricultural and workshop buildings arranged around hardstanding yards. A recently levelled area of hardstanding adjacent to the recently constructed barn with Monarch Equestrian stabling provides potential for the creation of an additional manège.

The railed paddocks and grassland are entirely ring-fenced and surround the house, cottage and outbuildings on all sides. At the far end of the paddocks that lie to the south is a 40m x 20m manège.

## Outbuildings

### General Purpose Building

Steel portal frame construction with concrete block walls and Yorkshire boarding above, under a fibre cement roof. Electric roller shutter doors, power and lighting. Internally divided with mezzanine office and separate wc.

Includes fitted store/tack room with units and sink, leading through to an adjoining section comprising 10 Monarch Equestrian loose boxes and 2 stores, accessed via a barn door.

### Dutch Barn

Steel portal frame with stone and timber infill under a cast iron roof. Part concrete flooring, roller shutter door and lean-to extension.

### L-shaped Stable Block

4 stables, 2 stores and kennel arranged around an enclosed yard.

### Stable Barn

Timber frame construction with concrete block walls, comprising three stables with adjoining tack room and store.

### Horse Walker

Purpose-built equestrian horse walker.



## Environs

Glebe Farm lies in an elevated position above Ampleforth, enjoying far-reaching views south over the village and its valley.

Ampleforth, situated half a mile away, is a large village with a strong and active community, well served by a good range of amenities including a primary school, churches, village store and post office, GP practice, two pubs and a café - surrounded by attractive, well-wooded countryside with an extensive network of public footpaths. It is home to the renowned co-educational public school, Ampleforth College. Further independent schools are within comfortable reach, including Terrington Hall School, Queen Mary's School and the leading independent schools in York.

Approximately ten minutes' drive away is the popular market town of Helmsley, situated on the southern edge of the North York Moors National Park. The railway station at Thirsk Railway Station, around a 30-minute drive, provides mainline services via the East Coast and TransPennine routes, while the nearby A19 offers swift access to the A1(M). The historic city of York is approximately 45 minutes' drive to the south.

## Directions

Head west out of the village and turn right onto High Bank. The drive to Glebe Farm is on the right hand side, as identified by a house sign.

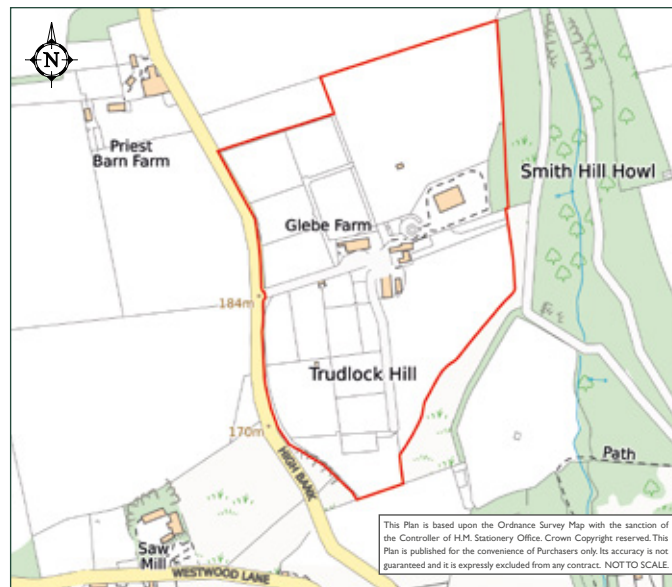
**What3words:** ///strong.dabbling.tinsel

## Viewing

Strictly by appointment.



ESTABLISHED 1992



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