



**KIRBY HILL HOUSE**  
Kirby Hill, Near Boroughbridge

**Carter Jonas**

## KIRBY HILL HOUSE, CHURCH LANE, KIRBY HILL, YO51 9DS

Boroughbridge – 1½ miles

Ripon – 6 miles

Harrogate – 13 miles

### GROUND FLOOR

Reception hall · Drawing room · Dining room  
Study · Sitting room · Breakfast kitchen · Utility room  
Cloakroom · Rear hall · Storage and wine cellars

### FIRST FLOOR

Central landing · Principal bedroom with an en suite  
shower room · Guest bedroom with an en suite  
bathroom · Three additional bedrooms · House  
bathroom

### ANNEXE

Useful annexe with sitting room/bedroom, kitchen and  
a shower room

### OUTSIDE

Gated entrance · Treelined driveway · Original coach  
house with double garage and storage · Ample  
additional parking · Lovely lawned gardens · Grazing  
paddocks · Tennis court

**Extending in all to just over 3.3 acres (1.34 ha)**

**AN IMPRESSIVE GRADE II LISTED FORMER VICARAGE PROVIDING SPACIOUS AND WELL PLANNED FAMILY ACCOMMODATION OF CHARM AND CHARACTER, TOGETHER WITH A SELF CONTAINED ANNEXE, SET WITHIN SUPERB GARDENS AND GROUNDS EXTENDING TO 3.3 ACRES (1.34 HA) AND OCCUPYING A PRIVATE POSITION IN THE TRADITIONAL HEART OF THIS CONVENIENTLY LOCATED VILLAGE.**





## LOCATION

Kirby Hill House is situated in the traditional heart of the village, within a short walk of the church, primary school and the Blue Bell Inn. It is conveniently located just 1½ miles to the north of the thriving market town of Boroughbridge, which offers an excellent range of everyday facilities including a variety of independent shops, butchers, hairdressers, pubs and restaurants and a Morrisons supermarket. Access to the recently upgraded A1(M) is nearby and Intercity rail services to London's Kings Cross operate from mainline stations in Harrogate, Thirsk and York.

## THE PROPERTY

Kirby Hill House is an impressive and attractive Grade II listed detached property which occupies a discreet and little known position within the village. The property was formerly the vicarage to The Church of All Saints and was constructed in 1839 for the then vicar, the Reverend T Allanson. The property occupies a lovely private setting amidst gardens and grounds extending to about 3.3 acres (1.34 ha) and enjoys lovely views over open countryside to the south and east.

The accommodation is arranged over two floors and extends to just over 3,400 sqft (316 sqm) of living space. On the ground floor there are four well proportioned reception rooms together with a sizeable breakfast kitchen and a utility room.





On the first floor there are five bedrooms and three bath/shower rooms. In addition, there is a self contained annexe, within the neighbouring coach house, which provides excellent ancillary accommodation for visiting guests and relatives or which could be utilised as an income generating holiday let.

## OUTSIDE

The setting which the property occupies is particularly appealing, being very private and virtually hidden from public view. Approached via a tree lined drive, there is a circular sweep to the front with a central lawn. The principal garden lies to the south and east of the property with sweeping lawned areas to both sides. Beyond are the paddocks, bounded by a Ha-Ha which splits the formal gardens from the grazing land. There is a fenced tennis court to the south west.

Neighbouring the property is the former coach house, which is a short walk across an enclosed courtyard. Within the courtyard is the double garage and an adjoining garden store.



## ADDITIONAL INFORMATION

### Tenure

We are advised that the property is freehold with vacant possession given on legal completion.

### Services

We are advised that all mains services are installed. Central heating is provided by means of a gas fired boiler.

### Viewings

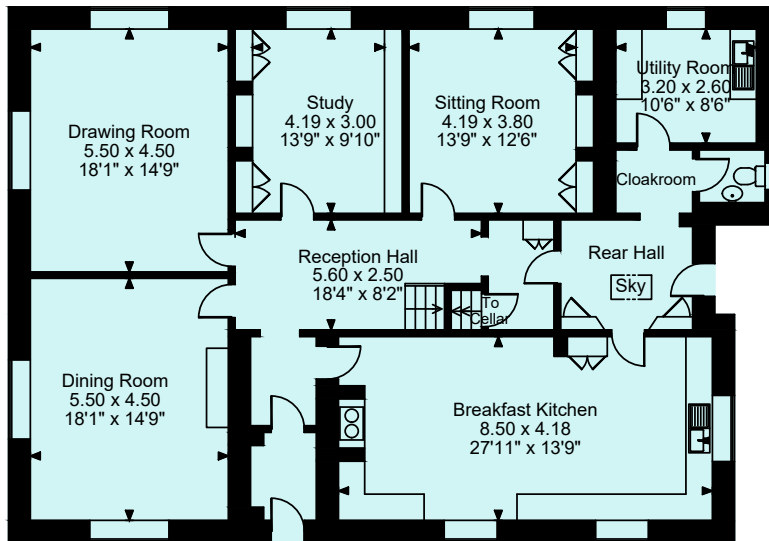
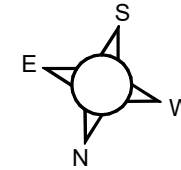
Strictly by appointment through the selling agents – Carter Jonas – 01423 523423.

### Directions - YO51 9DS

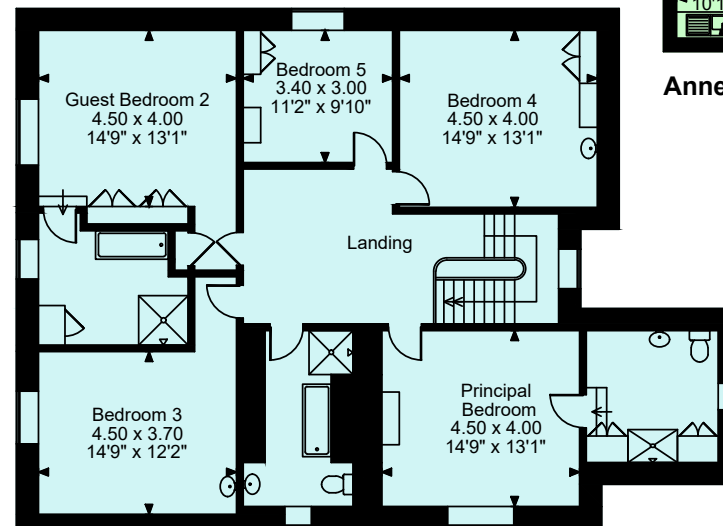
In the centre of the village, by the Blue Bell Inn, proceed down Church Lane. Proceed past the turning on the right into St Johns Walk. Take the next right turn. Follow the drive and proceed straight on, through a white painted gate. This driveway leads up to Kirby Hill House.



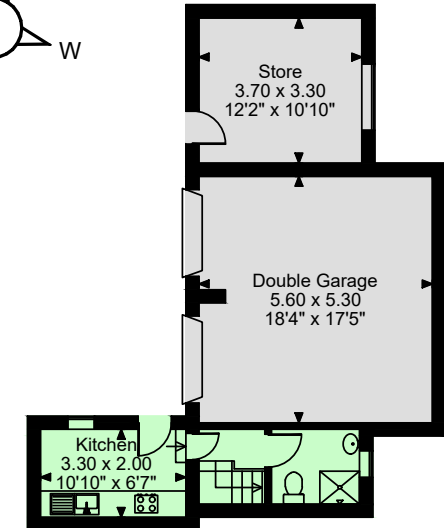
**Kirby Hill House, Kirby Hill**  
**Approximate Gross Internal Area**  
**Main House = 3,427 sq ft / 318 sq m**  
**Annexe = 412 sq ft / 38 sq m**  
**Double Garage & Store = 450 sq ft / 42 sq m**  
**Total = 4,289 sq ft / 399 sq m**



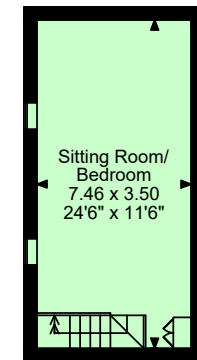
**Ground Floor**



**First Floor**



**Annexe – Ground Floor**

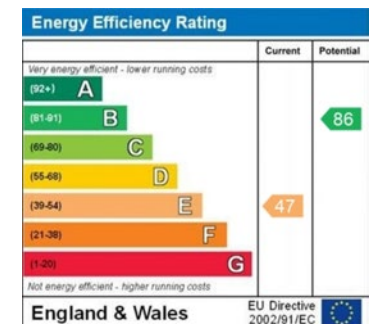


**Annexe – First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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