



Borrowby, Thirsk £3,000 Per Month

A beautifully restored Grade II listed 17th Century farmhouse in a picturesque village 4 miles from Thirsk and 5 miles from Northallerton boasting almost 3,400 sq ft of flexible living space complemented by over 2,000 sq ft of versatile outbuildings and idyllic gardens, blessed by far reaching views towards the Yorkshire Dales.



Steeped in history, and with its outbuildings pre-dating the former farmhouse back to the 15th Century, Ivy House was comprehensively renovated, restored and re-imagined by the current owners in 2007 and further enhanced in 2010 and 2013 with the conversion of an adjoining cow byre to create additional living space creating a wonderful expanse of living accommodation.

An enchanting reception hall with stone flagged floor and oak latch doors leads off into a sitting room with stone fireplace and wood burning stove. An inner hallway off the sitting room features oak flooring and latch doors leading off into a cloakroom/wc, bespoke "bootility" room and 3rd reception room with bi-folding doors opening out into the courtyard.



The heart of this incredible home is the a stunning 52'10" (16.1m) long split level dining kitchen and living area that features a high specification kitchen with expansive quartz worktops, generous storage and a substantial quartz topped central island with dining bar complemented by a range of integrated appliances.

On the first floor, the contemporary side of Ivy House features 2 double bedrooms, the largest of which enjoying the benefit of an en-suite shower room and a Juliet balcony with fabulous views across the courtyard, orchard and rural landscape towards the Yorkshire Dales beyond. The landing continues through into the original 17th century farmhouse where there are a further 4 bedrooms (2 with en-suites) and a house bathroom across two enchanting floors, both of which are blessed with a wealth of period features and breathtaking views through the original stone mullion windows.



Other internal features of note include underfloor heating throughout the ground floor (except the snug and a combination of cat5e and cat6 cabling throughout the main house and the Cruck Barn.

The front garden features a shingled seating area and a host of herb, vegetable and flower beds making it a delight as a productive kitchen garden.

The idyllic south west facing rear garden has been lovingly landscaped to feature split level lawns, secluded seating areas and a number of raised sleeper beds boasting bold drifts of herbaceous perennials and specimen grasses. The maintenance of the flower beds will be organised by the landlord, however, the tenants are expected to reimburse the landlords for the cost of the gardener and look after the lawns themselves.



A gated drive leads into an expansive cobbled courtyard which leads down to a generous parking area and access into a versatile 1,072 sq ft portal frame barn, which is by separate negotiation.

A selection of the original farm outbuildings can be available with the tenancy .

AGENTS NOTE

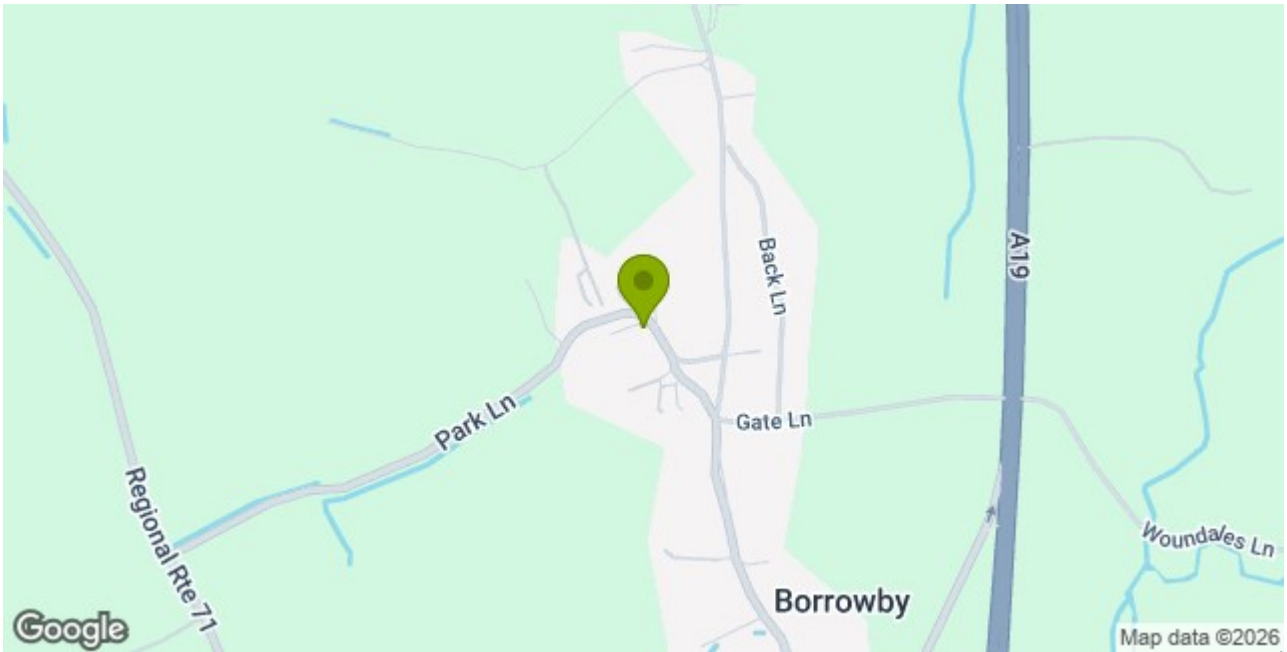
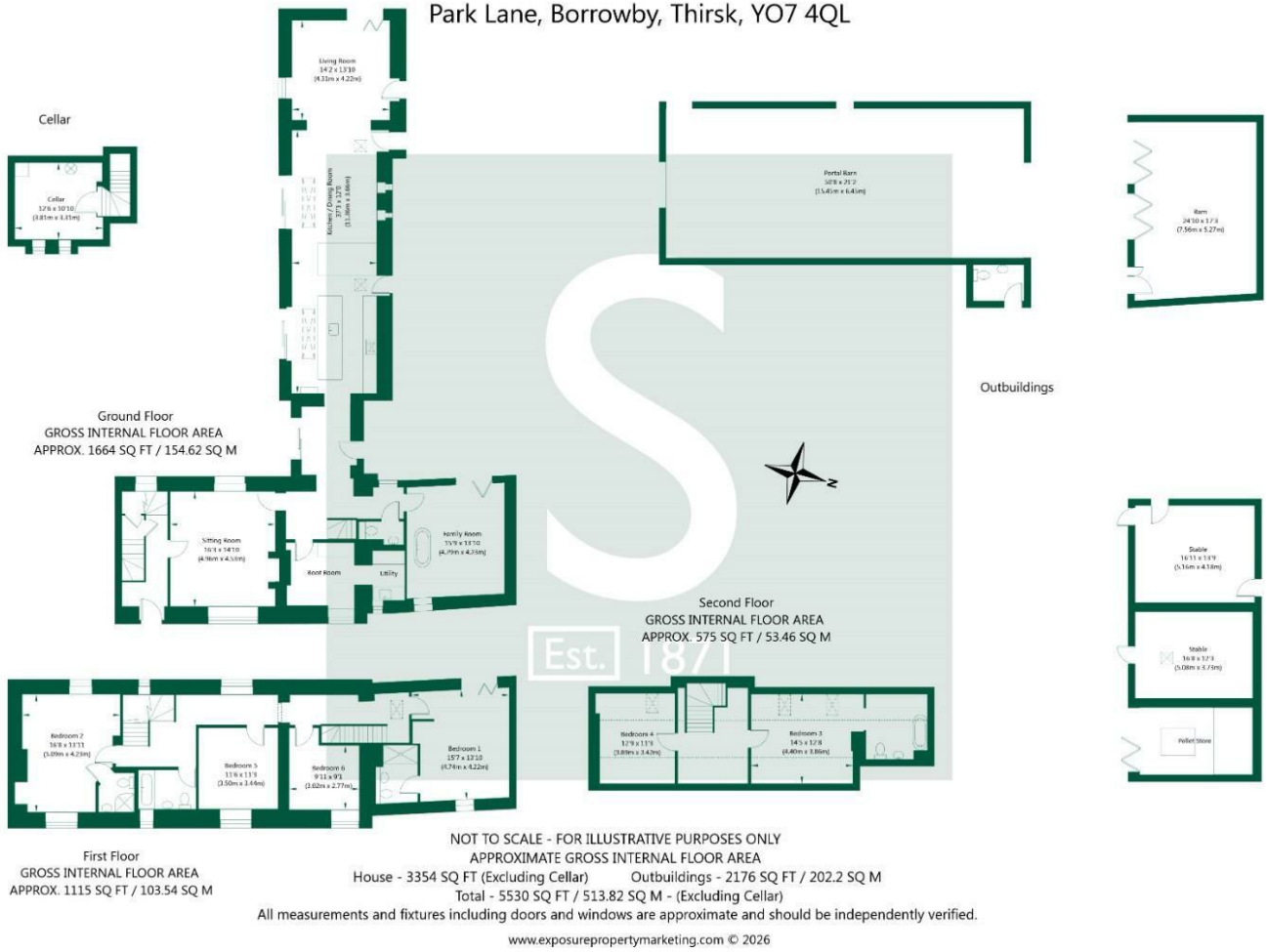
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