



**THE GRANGE**  
Rainton | Thirsk



# THE GRANGE

Rainton, Thirsk, YO7 3PL

Thirsk 5 miles, Ripon 5 miles, Boroughbridge 6 miles

**A SUBSTANTIAL AND CONVENIENTLY LOCATED  
5 BEDROOM DETACHED FARM HOUSE  
TO MODERNISE WITH SOME TRADITIONAL  
FARM BUILDINGS HAVING POTENTIAL**

## Accommodation

Central Hall • Dining Room • Sitting Room  
Rear Hallway & Pantry • Front kitchen • Back kitchen

5 Bedrooms • House Bathroom

Traditional outbuildings

**Lister Haigh**

106 High Street, Knaresborough  
North Yorkshire, HG5 0HN  
Tel: 01423 860322  
knaresborough@listerhaigh.co.uk

[listerhaigh.co.uk](http://listerhaigh.co.uk)





## Situation

Rainton is a peaceful and idyllic village in a rural location between Thirsk and Ripon. The Grange enjoys a central position in this traditional village. The village benefits from a public house, village green and cricket club. A significant range of amenities are located in nearby Ripon and Thirsk.

## Description

The Grange is a substantial 5 bedroomed detached house in need of comprehensive modernisation situated in the heart of Rainton, a conveniently situated village between Ripon and Thirsk, a short distance off the A1M motorway. The property is Grade II listed and currently extends to some 2,745 sq ft plus a former wash house that could form a home office, garage, studio or variant thereof. There is a proposed garden area to the rear.

## Additional Information

### Tenure

Freehold with vacant possession on legal completion.

### Services

Mains electricity, mains water, private drainage, gas central heating.

### Wayleaves, Easements and Rights of Way

The property is sold subject to all Rights of Way, public and private, which may affect the property.

### Agents Note

Council Tax Band E.

### Viewing

Strictly by appointment with the selling agents Lister Haigh Knaresborough 01423 860322.

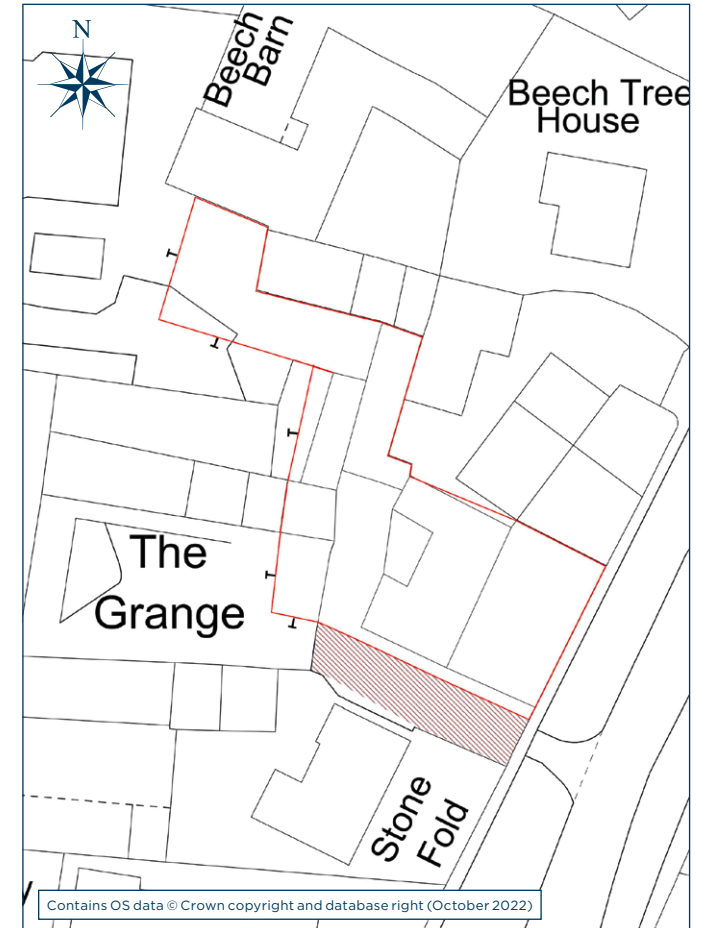






## Directions

Leaving Thirsk via Topcliffe Road, proceed onto the A168 and turn off at junction 49 (Dishforth). Take the third exit at the first roundabout, then the second exit at the next and the first exit at the third roundabout. Continue along the road and into the village, proceed past the village green to where the property is located on the left hand side.

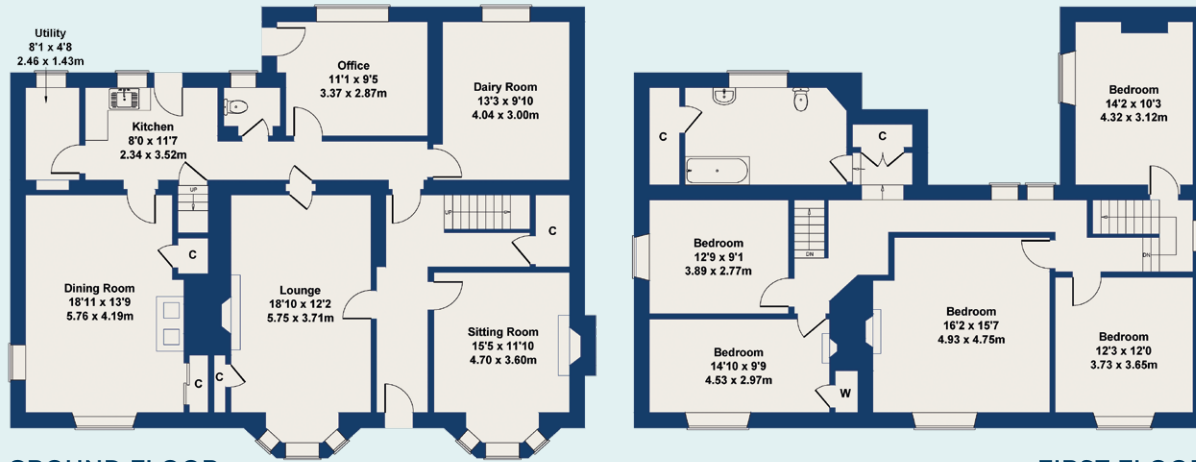


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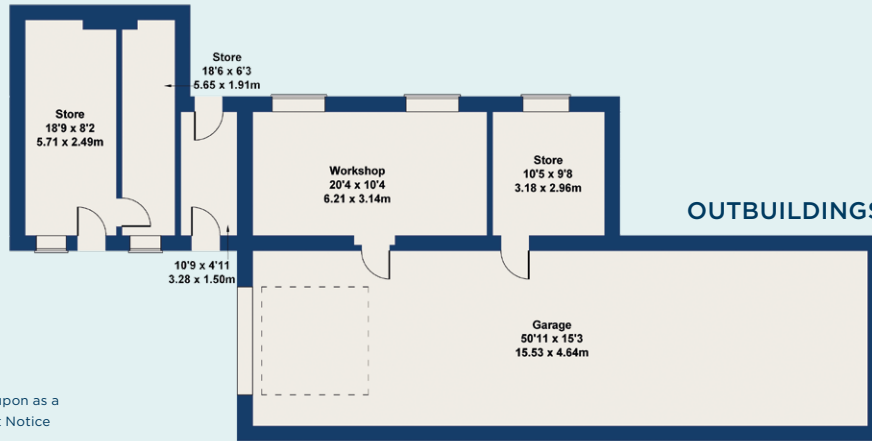






GROUND FLOOR

FIRST FLOOR



OUTBUILDINGS

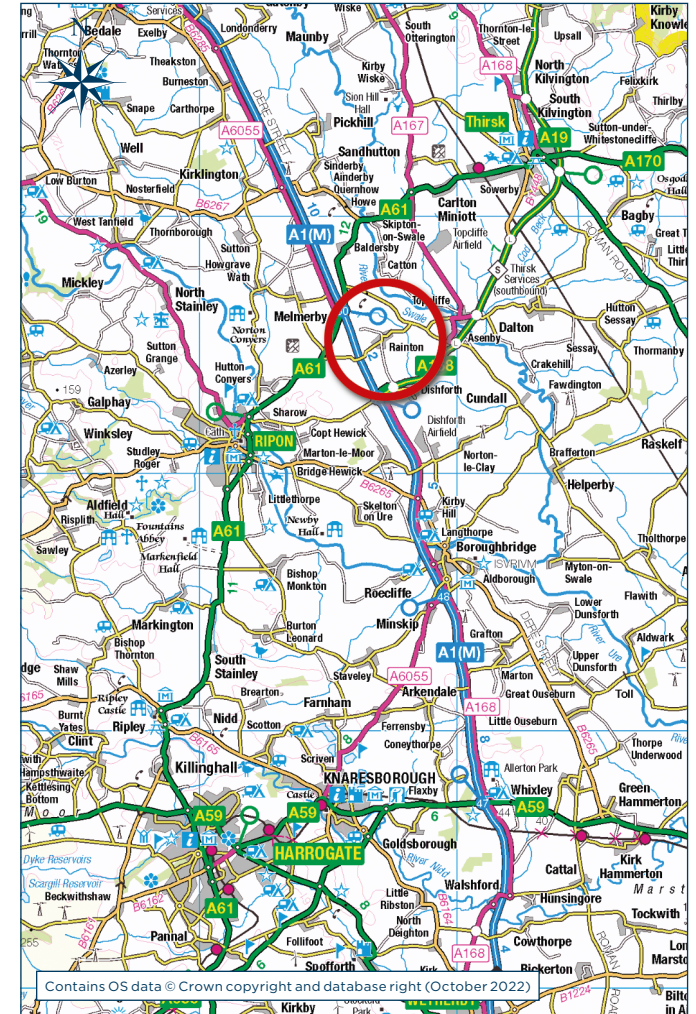
Approximate Gross Internal Floor Area:

House: 2745 sq ft - 255 sq m

Outbuilding: 1496 sq ft - 139 sq m

Total: 4241 sq ft - 394 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



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