



CARLTON HOUSE, EAST HARLSEY, NORTHALLERTON  
NORTH YORKSHIRE, DL6 2DB



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**5-Bedroom Period Home with Land & Equestrian Facilities**  
**East Harlsey | Circa 1850 | Extended 1900**

A charming five-bedroom period home dating from circa 1850, set within approximately 2 acres in the heart of East Harlsey. Rich in character with original features throughout, the property offers versatile living space including multiple reception rooms, a traditional kitchen with Aga, and a principal suite with en-suite. Externally, mature gardens, paddock land, stables, a garden room and double garage provide excellent equestrian and lifestyle potential, all enjoying stunning countryside views.

- 5 Bedroom Period Home
- Land & Equestrian Facilities
- Popular Village of East Harlsey
- Three Reception Rooms
- Stunning Views
- EPC Rating E

**OFFERS OVER £800,000**

## GET IN TOUCH

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## DESCRIPTION

Characterful 5-Bedroom Period Home with Paddock, Stables & Garden Room  
East Harlsey | Circa 1850 | Extended 1900

Nestled in the heart of the picturesque village of East Harlsey, this impressive five-bedroom family home is rich in history and original character. Dating back to around 1850 and extended in 1900, the property showcases a wealth of period features, offering a timeless and authentic country lifestyle.

## PROPERTY OVERVIEW

Set within approximately 2 acres, the home is surrounded by mature gardens and a well-kept paddock, ideal for those seeking a rural or equestrian lifestyle. Traditional stables complement the land, while a charming summerhouse provides a versatile retreat. A double garage offers practical storage and parking.

The paddock and gardens have far reaching countryside views to all sides including to Roseberry Topping.

Patio areas provide seating for both relaxing, BBQ'ing and family play areas

## KEY FEATURES

This substantial five-bedroom period residence offers two reception rooms alongside a separate dining room, a traditional kitchen with oak units and Aga, a large utility room with downstairs cloakroom, and a wealth of original features including oak-beamed ceilings and stone floors. The property sits within approximately 2 acres, incorporating mature gardens, paddock land, traditional stables, a summerhouse, and a double garage, all within a sought-after village setting.

## ACCOMMODATION

The property offers a wealth of character throughout, with exposed oak beams, stone flooring, and original detailing creating a warm and inviting atmosphere. Two reception rooms provide comfortable living spaces, one featuring a characterful log burner and the other an open fire, complemented by a separate dining room ideal for entertaining.



The kitchen is fitted with handcrafted oak units and features a traditional Aga, forming a natural focal point of the home. This leads through to a spacious utility room. There is also a downstairs cloakroom.

Upstairs, the double bedrooms are generously proportioned and full of charm. The principal bedroom benefits from a large private bathroom, while the remaining bedrooms are served by a family bathroom fitted with both bath and separate shower and many original features.

### **OUTDOOR LIVING**

The grounds are a particular feature of the property, comprising mature gardens, two patio areas, open paddock land, and traditional stable buildings. The setting offers a peaceful environment, with far-reaching countryside views from all aspects of the property, ideal for enjoying the surrounding countryside.

### **Location**

Situated within the desirable village of East Harlsey, the property enjoys a tranquil setting with a strong sense of community, surrounded by open countryside.

### **SUMMARY**

A rare opportunity to acquire a character-filled period home with land, equestrian facilities, and timeless appeal in a sought-after village setting.

Viewing is highly recommended to fully appreciate the charm and setting of this unique home.

### **LOCATION**

East Harlsey is a charming and picturesque village nestled in the North Yorkshire countryside, offering a peaceful rural lifestyle with easy access to stunning natural surroundings. Located close to the North York Moors, the Yorkshire Dales, the Hambleton Hills, and the Vale of York, the village is ideally placed for walking, cycling, and exploring the wider region. Just 7 miles from the thriving market town of Northallerton, East Harlsey benefits from excellent transport links, including mainline rail services and convenient road access to the A19 and A1(M).







The village itself has a strong sense of community and a number of amenities, including a historic parish church, a well-used village hall, a popular cricket club, and the renowned 'Cat & Bagpipes' country pub. Surrounded by open countryside and farmland, East Harlsey combines traditional village charm with modern connectivity, making it a highly desirable location for both families and professionals alike.

#### **SERVICES**

Mains electricity, water and drainage are connected, Oil- fired central heating is installed, also supplying hot water.

#### **CHARGES**

North Yorkshire Council Tax Band G.

#### **TENURE**

The property is Freehold.

#### **VIEWINGS**

Strictly by appointment only. Please contact the Agent on 01609 773004.



#### **AGENT'S NOTES**

We will be pleased to provide free, unbiased and professional advice, without obligation, on the marketing and current value of your present home.







**Carlton House, East Harlsey, DL6 2DB**

Approximate Gross Internal Area

2691 sq ft - 250 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026

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