



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



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A Rare Village Home with Land, Stables and Outstanding Lifestyle Appeal

Occupying an enviable position within the picturesque village of East Harlsey, this substantial period home presents a truly rare opportunity to enjoy village life with the benefit of approximately two acres of gardens and paddock, traditional stables and outstanding countryside views. Rich in character and history, the property offers generous family accommodation together with exciting scope to create a wonderful forever home in one of the area's most desirable village settings.

- Rare Village Equestrian Property with Paddock & Stables
- Spacious Five Bedrooms
- Popular Village of East Harlsey
- Three Versatile Reception Rooms
- Stunning Views
- EPC Rating E

OFFERS OVER £800,000

GET IN TOUCH

youngsRPS, 80-81 High Street, Northallerton, DL7 8EG

01609 773004

northallerton@youngsrps.com





DESCRIPTION

A Rare Village Home with Land, Stables and Outstanding Lifestyle Appeal

Occupying a wonderful position in the heart of the sought-after village of East Harlsey, this charming period home offers an increasingly rare opportunity to enjoy the best of both worlds – approximately two acres of gardens and paddock with traditional stables, all within a thriving village community.

Dating back to around 1850, with an extension added in 1900, the property has been cherished by the same family for many years and retains an abundance of original character, creating a home of warmth, charm and immense potential. Whether you're an equestrian enthusiast, looking for space for animals, or simply seeking a country lifestyle with land, opportunities such as this seldom become available.

The accommodation extends to over five bedrooms and offers flexible family living, including two welcoming reception rooms, each centred around a feature fireplace, a separate dining room ideal for entertaining, a traditional farmhouse kitchen complete with handcrafted oak units and Aga, a generous utility room and cloakroom.

Throughout the house, exposed beams, stone floors and original features serve as a reminder of the property's rich history.

Upstairs, the bedrooms are all well-proportioned and enjoy delightful views across the gardens, paddock and surrounding countryside. The principal bedroom benefits from an en-suite bathroom, whilst the remaining bedrooms are served by a spacious family bathroom.

The grounds are undoubtedly one of the property's greatest assets. Mature gardens wrap around the house, providing a choice of seating areas to enjoy the sunshine throughout the day, whilst the adjoining paddock and traditional stable block create an ideal environment for those with equestrian interests or anyone wishing to enjoy a little more space and freedom. A detached garden room offers a peaceful retreat, home office or hobby room, whilst the double garage provides excellent storage and parking.

From almost every window there are attractive views over the gardens, paddock or

open countryside beyond, creating a wonderful sense of peace whilst remaining firmly connected to village life.

East Harlsey is a highly regarded North Yorkshire village, offering a welcoming community and excellent access to Northallerton, Stokesley and the A19, making it ideal for those seeking rural living without isolation.

Properties combining a substantial period home, land, equestrian facilities and such a desirable village location are rarely available. While the property offers scope for a new owner to update and personalise certain areas to their own taste, it presents an exceptional opportunity to create a forever home in a truly special setting.

Lovingly cared for over many years, the property offers a wealth of original character together with exciting scope for a new owner to sympathetically enhance and personalise the accommodation, creating a home to suit their own style whilst preserving its period charm.

Viewing is essential to appreciate not only the accommodation on offer, but the lifestyle this unique property provides.

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.









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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.

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Northallerton 01609 773004



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