



THE OLD CHAPEL

HUTTON SESSAY | THIRSK | NORTH YORKSHIRE | YO7 3BA

The Old Chapel is a charming period residence tucked away in the picturesque village of Hutton Sessay, just a short drive from the bustling market town of Thirsk.

Originally built in 1863 and converted in later years, this well-presented home blends historic character with modern comforts, offering spacious accommodation in a tranquil rural setting.

Set behind an attractive brick façade, The Old Chapel enjoys a generous plot with private parking, a detached garage, and a large enclosed garden perfect for families, gardeners, and anyone seeking peaceful countryside living.

The property benefits from a range of contemporary updates, solar panels, newly installed central heating and well-maintained internal spaces.

Ideally located for access to Thirsk, Easingwold, York, and major road networks, The Old Chapel provides a rare opportunity to enjoy village life with excellent connectivity.

This unique and inviting home is offered to let and is ready to welcome its next occupants.

Available immediately

ACCOMMODATION

GROUND FLOOR

- Entrance hall
- Sitting room with open fire
- Open plan kitchen/dining room
- Cloakroom

FIRST FLOOR

- Landing
- Principal bedroom
- Guest bedroom
- Bedroom 3
- House bathroom

EXTERIOR

- Enclosed front garden
- Rear garden
- Off road parking
- Garage

Available for immediate occupation

Viewing: Strictly by prior appointment through Buchanan Mitchell

Monthly Rental: £995.00 per calendar month

Deposit: £995.00 (to be held in a deposit protection scheme)

Please note that the property will be let unfurnished

Tenancy Minimum Term 12 months

Client Protection Money: RICS

Buchanan Mitchell are members of the Property Redress Scheme



A bright and welcoming entrance hall featuring painted timber floorboards and a staircase rising to the first floor. Natural light filters through from the upper landing. The hall provides access to the principal ground-floor rooms and includes access to a useful cloakroom. Neutral décor and clean lines create an inviting first impression, complemented by a radiator and practical layout.



The spacious sitting room is a wonderfully light reception space, enjoying dual aspect windows that fill the room with natural daylight. Newly carpeted and freshly decorated in neutral tones, it offers a calm and versatile living area. A stone fireplace with timber mantel forms an attractive focal point, adding character and warmth to the room. Generous proportions allow for flexible furnishing, making it ideal for both everyday living and entertaining.



This bright and versatile open-plan space forms the heart of the home, thoughtfully arranged to accommodate both everyday living and relaxed entertaining. The dining area enjoys painted timber floorboards and a large front window, creating a light-filled atmosphere.

An archway opens into the modern kitchen, which is fitted with units in a painted teal finish and complemented by dark worktops and wood-effect flooring. The layout includes ample storage, generous preparation space, and a breakfast bar with seating. The kitchen is equipped with a freestanding cooker, extractor hood, stainless-steel sink, and space for appliances.

Dual aspect windows, together with a half-glazed back door, bring in plenty of natural light and provide easy access to the rear courtyard and garden. The open-plan arrangement creates a welcoming and practical space, perfectly suited to family life and modern living.



FIRST FLOOR

PRINCIPAL BEDROOM

The generously proportioned principal bedroom offers a bright retreat, enhanced by soft pastel décor and large windows that capture far-reaching views over the surrounding countryside. The room enjoys excellent natural light throughout the day, creating a calm and restful atmosphere.

A substantial run of fitted wardrobes provides excellent storage, featuring both paneled doors and glazed display sections for added character and practicality.

The neutral carpet and clean finishes lend the space a warm and contemporary feel, while the layout offers flexibility for a variety of bedroom furnishings.

This spacious room provides an ideal main sleeping space, perfectly complementing the property's charming period character and modern comforts.





BEDROOM 2

A well-proportioned double bedroom offering a calm and neutral décor palette, with soft pastel walls and a large window overlooking the village streetscape. The room enjoys excellent natural light and benefits from newly fitted carpet underfoot, creating a warm and inviting atmosphere. With ample space for freestanding furniture, this is an ideal double room for family or guests



BEDROOM 3

Bedroom Three is a further bright and versatile room, positioned to enjoy open views across the neighbouring countryside. A fresh, neutral finish combined with light wood-effect flooring gives the space a modern, airy feel. The room features a large window that floods the space with daylight, making it a pleasant environment for a child's bedroom, study, or hobby room. Though slightly smaller than the other bedrooms, it remains highly practical and adaptable.



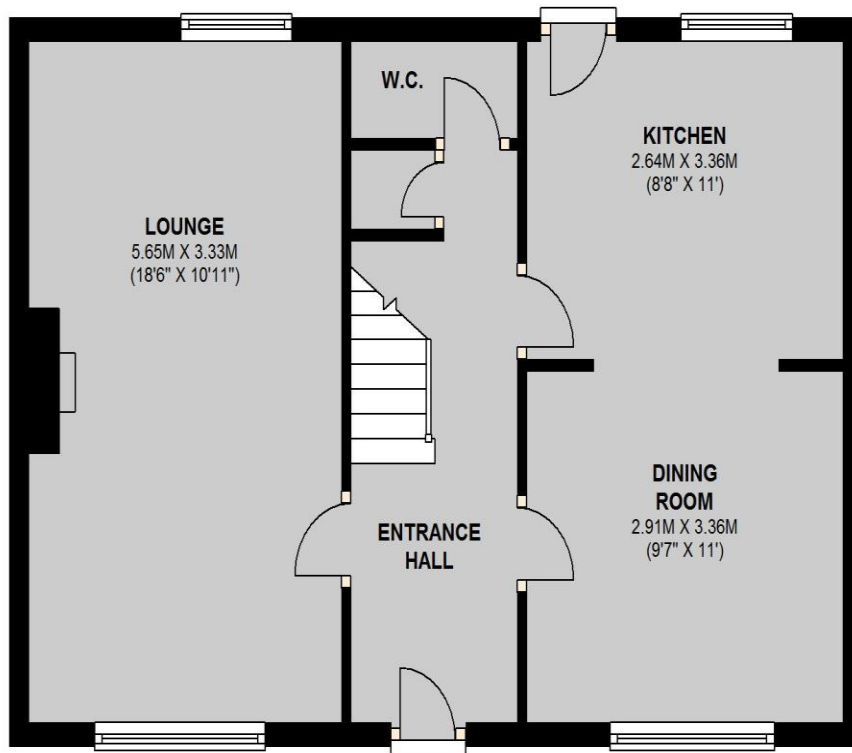
The first-floor landing is a bright and airy space, illuminated by a large window that overlooks the rear garden and surrounding countryside. The natural light enhances the neutral décor and highlights the attractive wooden balustrade, adding warmth and character. From here, doors lead to all three bedrooms and the house bathroom, creating a practical and well-connected layout. The landing also offers space for a small reading nook or display area if desired.



The well-appointed house bathroom is fitted with a three-piece suite comprising a panelled bath with overhead shower and glass screen, pedestal wash basin, and WC. Light-toned wall finishes and contemporary splashback panels contribute to a clean and fresh aesthetic, while the frosted window provides privacy without compromising natural light. With vinyl flooring for easy maintenance and a mirrored cabinet offering useful storage, this bathroom serves the household comfortably and efficiently.

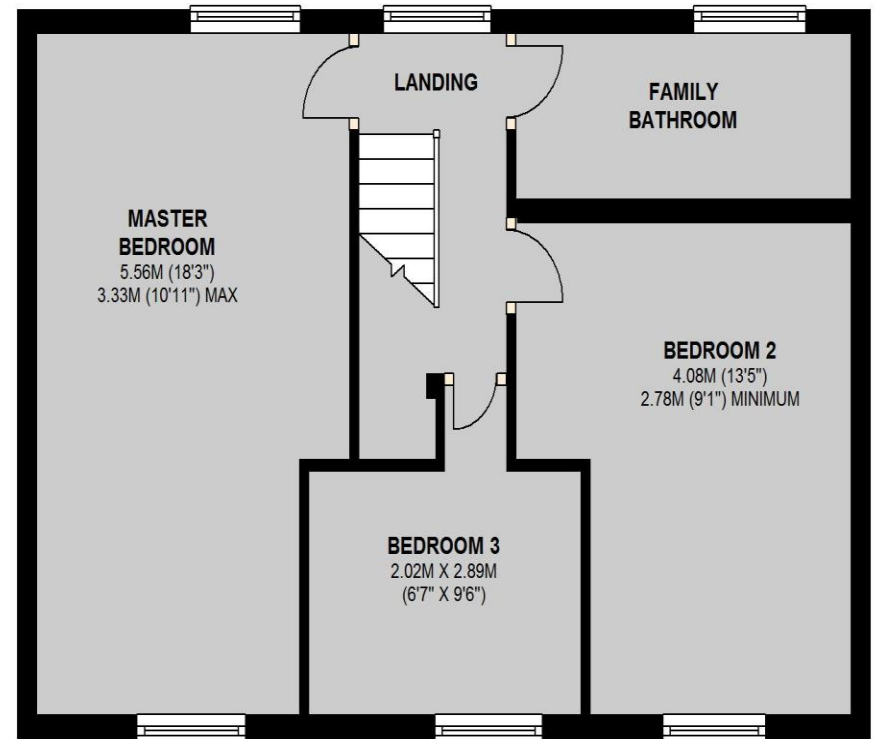
GROUND FLOOR

APPROX. 47.3 SQ. METRES (509.0 SQ. FEET)



FIRST FLOOR

APPROX. 46.9 SQ. METRES (504.7 SQ. FEET)



TOTAL AREA: APPROX. 94.2 SQ. METRES (1013.7 SQ. FEET)

THE OLD CHAPEL, HUTTON SESSAY, THIRSK.

GARDENS

The Old Chapel enjoys a delightful position in the heart of the peaceful, rural village of Hutton Sessay, surrounded by open fields and mature trees. Its charming period frontage overlooks the quiet village lane, while to the rear the property opens out to unexpectedly generous and private outdoor space.

A highlight of the home is the large rear garden, which offers a sense of openness and tranquility. Mostly laid to lawn and bordered by hedging and trees, it provides an excellent space for families, gardening enthusiasts, or simply those who enjoy being outdoors. The far-reaching views beyond the fence give the garden a pleasingly rural outlook.

There is ample off-road parking and a detached single garage, offering further practical storage or workshop potential. The enclosed yard space around the parking area is ideal for bins, bikes, or outdoor equipment.

In all, the outdoor areas complement the character of this former chapel, balancing village charm with generous private space and a wonderful countryside backdrop.



LOCATION



Hutton Sessay

Hutton Sessay is a small, picturesque rural village situated between Thirsk and Easingwold in North Yorkshire. Surrounded by open countryside and farmland, the village offers a peaceful and traditional village setting while still being conveniently located for road links and nearby amenities.

The village lies just a few minutes from the A19, providing easy access to Thirsk, Easingwold, York, and Harrogate, making it an excellent base for commuters or those who enjoy spending time in nearby market towns. Rail services from Thirsk (approximately 15 minutes away) provide direct connections to London, York, and the North East.

Hutton Sessay itself is a friendly and close-knit community, characterised by attractive period homes, working farms, and leafy surroundings. Although small, the village benefits from a welcoming atmosphere and a strong sense of rural heritage. The nearby village of Sessay, just a short distance away, provides a village hall, primary school, cricket club, and community activities, with further shopping, dining, and leisure facilities available in Thirsk and Easingwold. Outdoor enthusiasts are well catered for, with the surrounding countryside offering walking routes, cycling opportunities, and scenic views across the Vale of York. The location provides the ideal balance of peaceful village living with excellent connectivity, making Hutton Sessay a sought-after and appealing place to call home.

Thirsk

Thirsk is a vibrant and historic market town nestled between the North York Moors and the Yorkshire Dales, offering a perfect blend of rural charm and modern convenience. Known for its traditional cobbled marketplace, independent shops, cafés, and weekly markets, the town retains a strong community feel. Thirsk is famous as the home of James Herriot, the beloved vet and author, whose former surgery is now a popular museum. The town also boasts Thirsk Racecourse, a leisure centre, supermarkets, and a wide selection of pubs and eateries. Excellent transport links include the A19 and A1(M), while Thirsk railway station provides direct services to York, Leeds, Manchester, and London.

access to stunning countryside, Thirsk is a highly desirable location for families, commuters, and those seeking an active outdoor lifestyle.

Easingwold

Nearby Easingwold is an attractive and thriving Georgian market town located just north of York, known for its elegant architecture, welcoming community, and excellent local amenities. Centred around a traditional market square, the town offers a wide selection of independent shops, cafés, pubs, and restaurants, as well as a regular weekly market and a strong programme of local events. The town is well served for everyday needs, with primary and secondary schooling, medical facilities, supermarkets, and sports and leisure options all close at hand. Its position just off the A19 provides straightforward access to York, Thirsk, and Harrogate, making it a convenient base for commuters. Surrounded by beautiful countryside and close to the Howardian Hills Area of Outstanding Natural Beauty, Easingwold is popular with walkers and cyclists, offering an appealing blend of rural tranquillity and modern convenience. This balance of lifestyle, location, and community makes Easingwold one of the most sought-after small towns in North Yorkshire.

Education

There is a good choice of schools in and around Hutton Sessay, starting with Sessay Church of England Primary School, a small and well-regarded village school offering a nurturing environment and close community links. Families also have easy access to larger primaries such as Thirsk Community Primary School and Easingwold Primary School, both around 10–15 minutes away and offering broader facilities and extracurricular opportunities.

For secondary education, the nearest option is Thirsk School & Sixth Form College, a well-established school with a wide curriculum and strong community presence.

from the A19, providing straightforward access north to Thirsk and Teesside, and south to Easingwold, York, and the wider motorway network. The A1(M) is also within easy reach, offering fast connections to Leeds, the North East, and further afield. Thirsk railway station, around a 10–15 minute drive away, provides direct services to York, Manchester, and London, making the area highly convenient for commuters. With major routes close by yet well screened from the village, Hutton Sessay combines excellent accessibility with quiet countryside living.

Rail Connections

Hutton Sessay is well positioned for rail travel, with the nearest station at Thirsk, approximately 10–15 minutes away by car. Thirsk provides direct services to York, Leeds, Manchester, Newcastle, and London King's Cross, making it an excellent option for commuters and long-distance travellers alike. Regular services ensure convenient access to both regional centres and major cities across the UK, while the station offers parking and good onward transport links. This strong rail connectivity complements the area's excellent road network, enhancing the village's accessibility.



Services: Mains electricity, water and drainage. Oil fired central heating.

Energy Performance Certificate: Rating D. Full copy of the energy performance certificate is available upon request.

Mileages: Thirsk 5 miles, Easingwol 6 miles, Ripon 12 miles, A1 (M) 8 miles, York 21 miles (All mileages are approximate)



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