

# Kirby Knowle Castle, Nr Thirsk, North Yorkshire

---





An immaculately refurbished Grade II listed castle set in 65 acres with outstanding views.

## Summary of accommodation

### Castle

**Ground floor:** Entrance porch | Entrance hall | Drawing room  
Sitting room | Library | Main staircase hallway  
Side hallways | Two cloakrooms | Kitchen/dining room  
Secondary staircase

**Lower ground floor:** Cinema room | Boot room | Snooker/  
games room | Wine cellar | Log store | Plant room | External  
access

**First floor:** Principal bedroom suite | Three further bedroom  
suites | Laundry room

**Second floor:** Three bedrooms | Bathroom | Gym  
Steam room | Shower room

### Cottage

Sitting room | Kitchen | 2 bedrooms | Bathroom | Utility room  
Boiler room

### Outbuildings

Car barn | Gardeners' barn

### Garden and Grounds

Extensive lawns | Water features | Greenhouse  
Patio areas | Ample parking | Woodland | Paddocks | Pond

**In all about 65.56 acres**



Chartered Surveyors  
Clitheroe  
BB7 4EA  
[mswhewetsons.co.uk](http://mswhewetsons.co.uk)

Colin Hewetson  
Harrogate  
01423 647666  
[colin@mswhewetsons.co.uk](mailto:colin@mswhewetsons.co.uk)



Knight Frank Yorkshire  
Blake House, 8 Blake Street  
York  
YO1 8QG  
[knightfrank.co.uk](http://knightfrank.co.uk)

Melissa Lines  
01904 948451  
[melissa.lines@knightfrank.com](mailto:melissa.lines@knightfrank.com)

Country Department  
55 Baker Street  
London  
W1U 8AN  
[knightfrank.co.uk](http://knightfrank.co.uk)

Jamie Robson  
020 7861 1549  
[jamie.robson@knightfrank.com](mailto:jamie.robson@knightfrank.com)

## Situation

Kirby Knowle Castle is situated in a particularly picturesque stretch of undulating North Yorkshire countryside; the chalk escarpment of Sutton Bank, the Yorkshire Dales and North Yorkshire Moors National Parks all being in view. Despite its peaceful rural surroundings, the property is conveniently close to the A19 which provides direct access to the nearby market towns of Thirsk and Northallerton, also linking to the A1(M) leading to Harrogate and Leeds to the south. The area is home to some excellent public houses and restaurants and there are several noteworthy schools within easy reach including Aysgarth, Ripon Grammar, Cundall Manor, Ampleforth College and Queen Ethelburga's.

## History

It was Sir Roger de Lascelles who sought permission from Edward I to build a castle at Kirby Knowle. Construction began in the latter part of the 13th century on an elevated plateau of land on the south western edge of the Hambleton Hills, providing the property with exceptional views over the Vale of Mowbray towards the Vale of York. Part of the castle was destroyed by fire in 1568, whilst in the ownership of St John Constable and the castle was left in a dilapidated state until it, and the surrounding estate, were bought by James Danby in 1653. He who repaired the ruins using stone from the adjoining castle at Upsall, adding the south (front) and west wings.

His work was continued by Sir Thomas Rokeby (a knight and one of the justices of the king's Bench). During his lifetime Sir Thomas 'Judge' Rokeby was patronised by King William III and Mary Queen of Scots and it is believed that Mary visited the castle on several occasions. Joseph Rokeby Esq inherited the castle in 1741 and he extended and improved the mansion, bringing to it many of the fashionable features of the period whilst retaining original features where possible including a priest hole in one of the thick walls. The final phase of alterations and additions took place in 1875 under the guidance of Charles Elsley who is documented to have rebuilt and remodelled 'the mansion' and ancillary buildings resulting in the present façade.



## Distances

Thirsk 5 miles, York 29.5 miles, Harrogate 33 miles  
(Distances and time approximate)

## Kirby Knowle Castle

A classic castle on the hill which has enjoyed what must be one of the best views of rural Yorkshire for over 700 years.

The robust architecture and style has been retained but following a significant overhaul by the present owners which includes the renovation or replacement of all damaged architectural stonework and window openings together with re-roofing, rewiring and installation of a commercial capacity biomass heating system, this is now comfortable and warm family home.

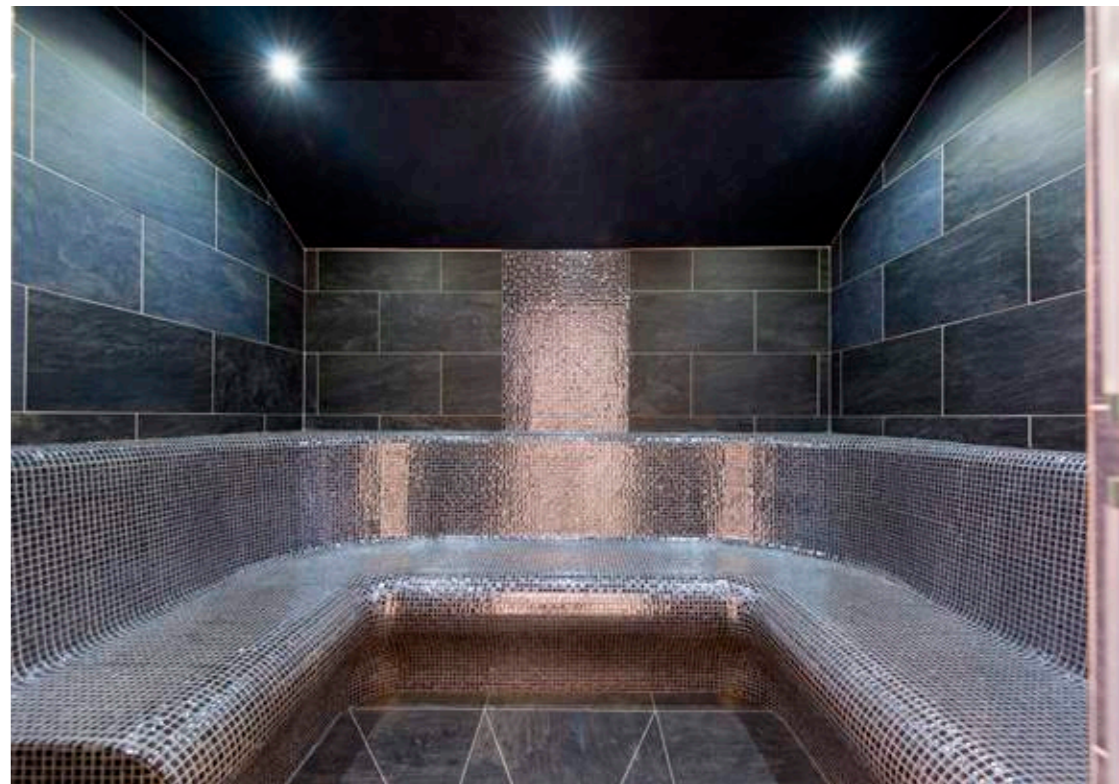
The present owners with guidance from English Heritage have reinvented the interior, with exceptional design, beautiful decorations and the highest quality fitments, bespoke joinery and artisan plasterwork.

The internal accommodation has been completely reorganised, the original staircase has been removed and a three-story open staircase installed to allow in natural light and take advantage of the exceptional views.

There is a fully refurbished detached cottage, which could be used for guest or staff quarters. The redesigned garden areas to the front south elevation with an ornamental fountain, stone flagged private areas and barbecue kitchen provides excellent entertaining space.









### Driveway

The property is approached from the public highway along a sweeping tarmac driveway to the rear and side of the property.

### Parking

Approached from the main drive, the front of the property has car parking at the main entrance. A driveway leads to the rear of the property through an electric security gate to a large cobbled parking area servicing the castle and the cottage.

### Garaging

To the back of the side is a newly constructed steel portal garage with space for several vehicles.

### Garden machinery

Off a spur of the main drive is a large barn currently used for garden machinery storage.



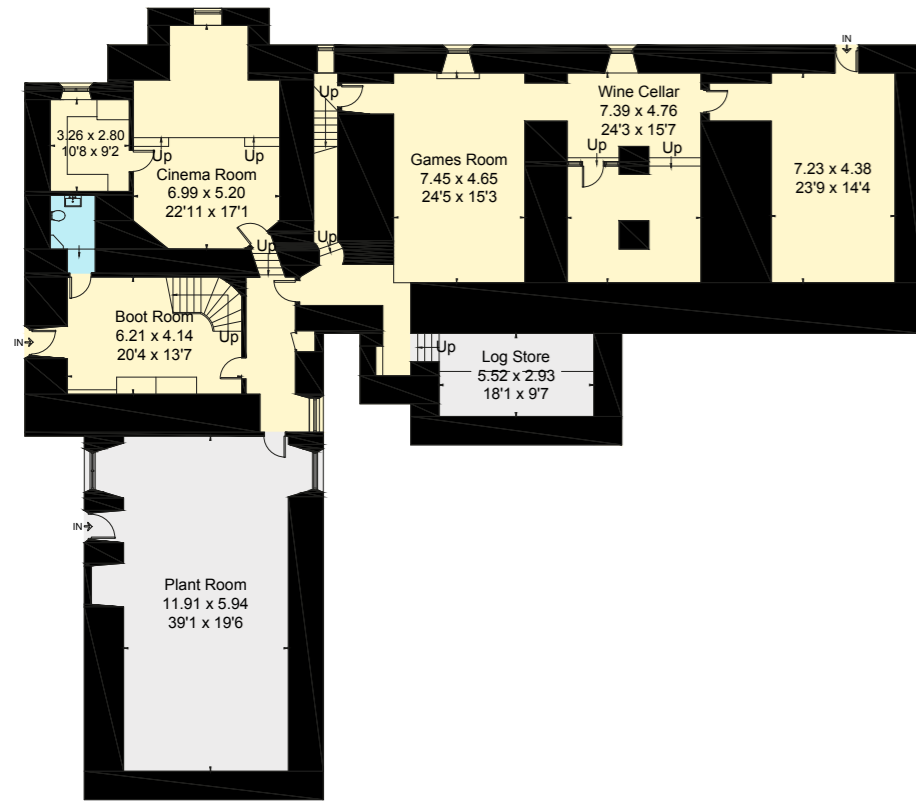


**Approximate Gross Internal Floor Area**

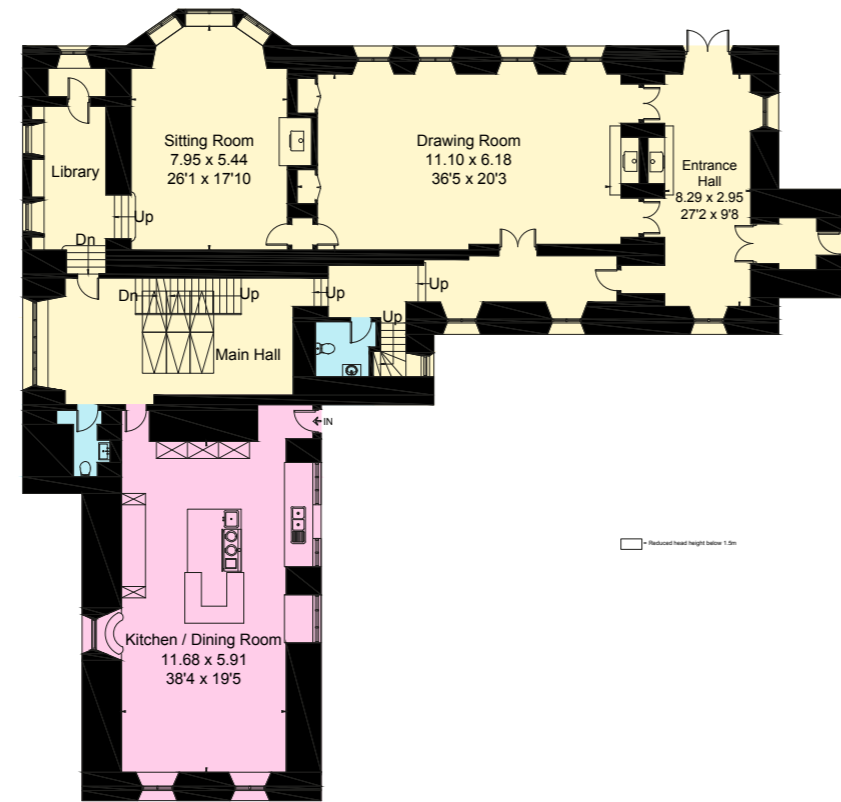
**Total: 1,331 sq m / 14,112 sq ft (Excluding Void)**

**Including Limited Use Area: 15.6 sq m / 168 sq ft**

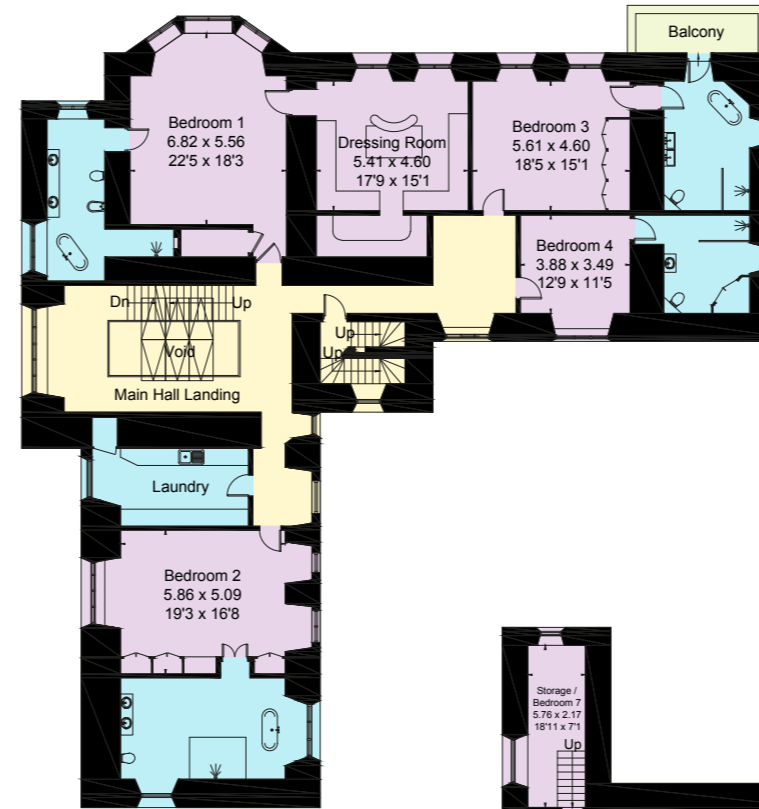
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



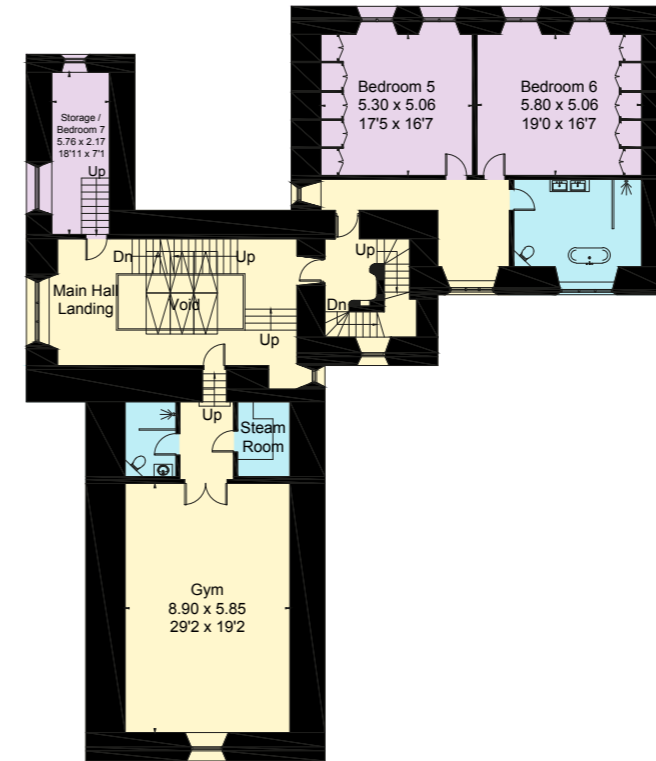
Lower Ground Floor



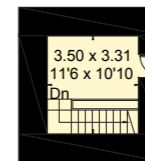
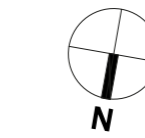
Ground Floor



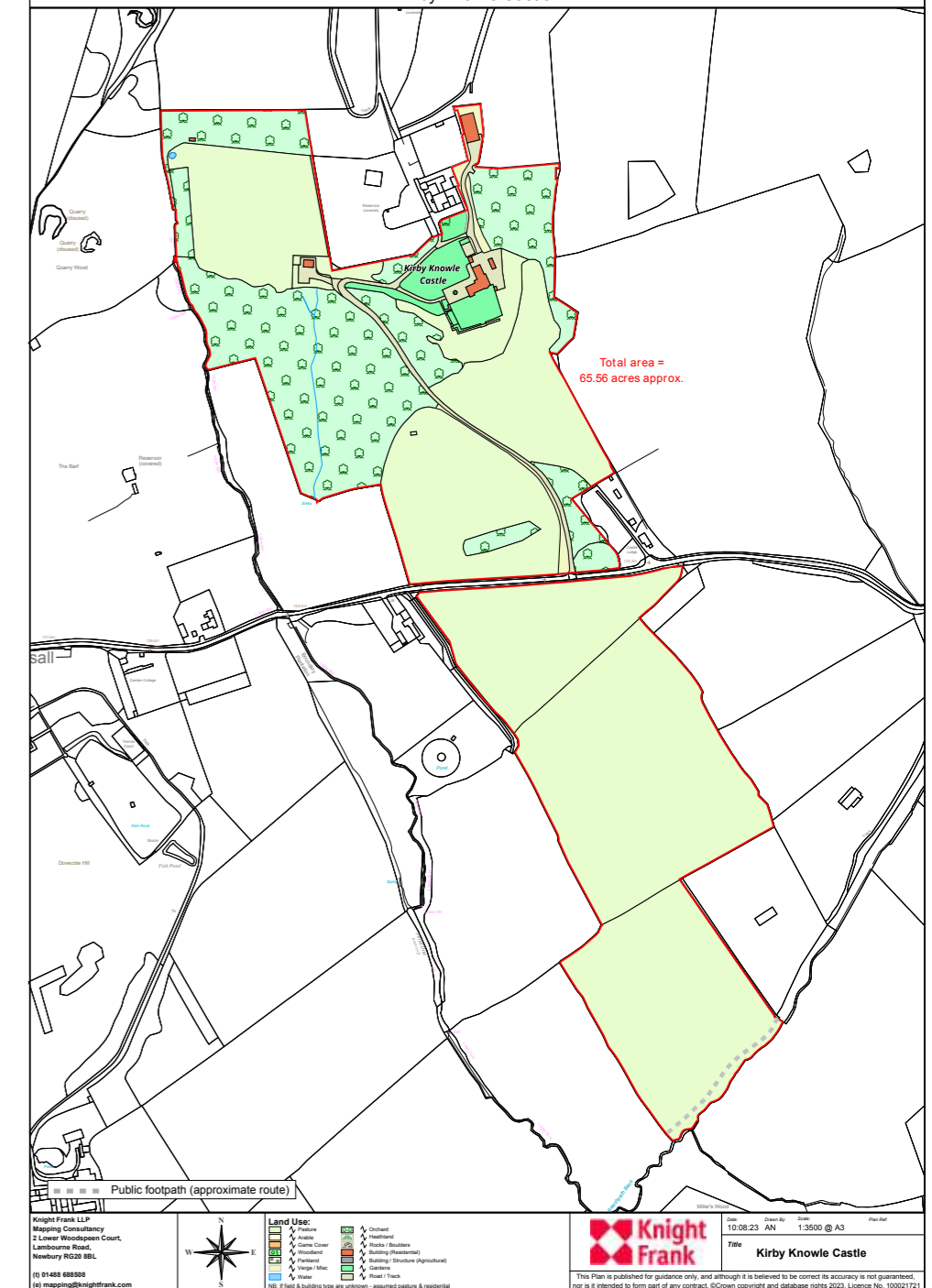
First Floor



Second Floor



Third Floor

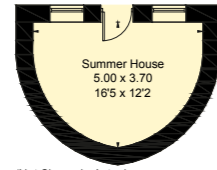


**Approximate Gross Internal Floor Area**

Total: 629.7 sq m / 6,778 sq ft (Excluding Void)

Including Limited Use Area: 0.9 sq m / 10 sq ft

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.



(Not Shown In Actual Location / Orientation)



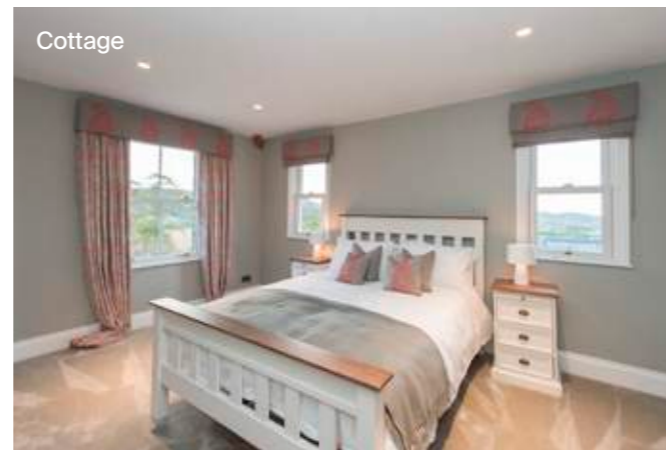
Cottage



Cottage



Cottage



Car storage barn



Machinery storage shed

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated May 2023. Photographs and videos dated April 2023.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.



**Directions (YO7 2JD)**

From the A19, heading north, follow signs to Knayton and Borrowby, taking the first right once exiting the dual carriageway towards Knayton. Continue through the village and onto a crossroads turning right towards Upsall. At the T-junction turn left and proceed for approximately half a mile, at which point the entrance to Kirby Knowle Castle will be on the left.

**Property information**

**Services:** Mains electricity, Private sewerage system, Private water supply, Biomass boiler, supplying domestic hot water and central heating via underfloor and radiators.

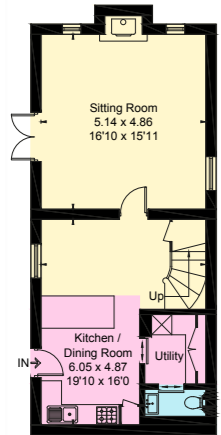
**Fixtures and Fittings:** All items known as fixtures and fittings are specifically excluded from the sale but may be available by separate negotiation.

**Rights of Way:** There is a footpath on the furthest boundary from the property – see boundary plan.

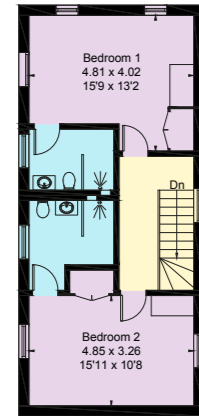
**Listing:** The property is Grade II listed.

**Viewings**

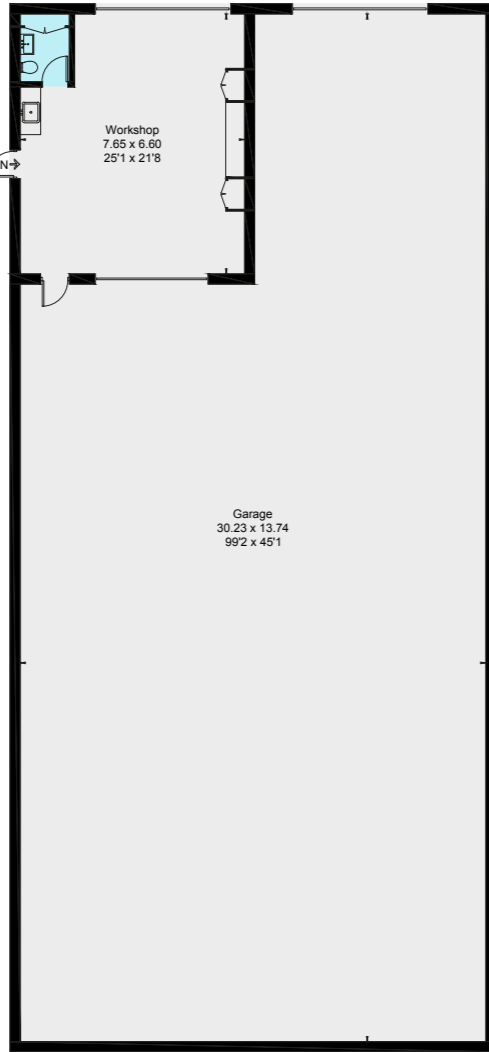
Strictly by prior appointment with joint agents Knight Frank and MSW Hewetsons.



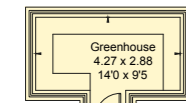
The Cottage - Ground Floor



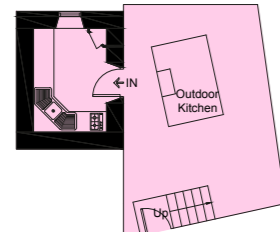
The Cottage - First Floor



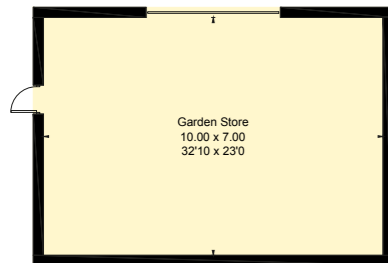
(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

MSW HEWETSONS

 Knight  
Frank

