



Well House  
Rainton | Thirsk | North Yorkshire | YO7 3PH



# Step inside

## Well House

Welcome to Well House – a delightful four-bedroom detached cottage set within a generous plot in the picturesque North Yorkshire village of Rainton. Cherished by its current owners for over 30 years, this home effortlessly combines timeless charm with modern practicality. With a large lawned garden and separate home office/studio, it's perfect suited to family life.

Stepping inside, you are welcomed into a home that blends traditional country charm with thoughtful, modern convenience. With four bedrooms, a versatile loft room and two bathrooms, there's space and flexibility for every family member.

The generous layout includes three reception spaces, each with its own character – from cosy evenings by the log burner in the Living Room to peaceful mornings enjoying coffee in the sun-drenched Sitting Room. At the heart of the home sits the open-plan kitchen and dining area; a warm, sociable space for family breakfasts, festive dinners, and quiet cups of tea. The ground floor also includes a separate utility room and an external store. Every room whispers comfort, inviting you to slow down, relax, and enjoy the rhythm of rural living.









# Seller Insight

“ Well House's timeless charm and peaceful village setting drew us in from the second we saw it. In the 31 years since, it has been home to our family's most cherished memories, from cosy winter evenings by the woodburning stove to long summer days in the garden listening to our children's laughter from across the lawn.

The house has always had a welcoming, homely feel; spacious enough for a growing family, yet with the snug, country-cottage warmth that makes every season feel special. The lounge is perfect for relaxing in winter, while the thick stone walls keep the house cool and comfortable in summer.

We've loved developing the property, improving its comfort and practicality while preserving its character. The gardens, driveway and patio have been a joy to nurture, offering versatile space for everything from garden parties to impromptu sports tournaments. Well House's flexible layout – including the converted two-storey office – has adapted seamlessly to our changing needs over the years.

The village of Rainton itself is a treasure: close enough for easy access to market towns, schools, and major transport links, yet tucked away in a serene corner of North Yorkshire surrounded by the Dales and Moors. There is a wonderful sense of community here, whether you're visiting the local pub, taking part in community events at the village hall, or enjoying cricket at the recreation ground.

What we'll miss most is the way that Well House seems to wrap itself around you (and your guests) like a warm hug. It isn't just a house, but a home; a place filled with joy, laughter and life. We know the next owners will feel that the moment they step through the door.\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.











# Step outside

## Well House

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Beyond the cottage walls lies one of Well House's greatest treasures — its expansive garden. Both the dining and sitting rooms open onto a spacious patio, ideal for al fresco dining, garden gatherings, or quiet moments among nature.

Tucked away beyond the fragrant lavender bushes is a fantastic two-storey office: an inspiring retreat for home working, creative projects, or hobbies.

This generous outdoor setting perfectly complements the charm of the cottage itself, offering rare space, privacy, and the opportunity to embrace countryside living in a picture-perfect North Yorkshire village. To the front of the property, a further lawned area and spacious driveway provide parking for several vehicles.





**GROUND FLOOR**  
128.9 sq.m. (1387 sq.ft.) approx.



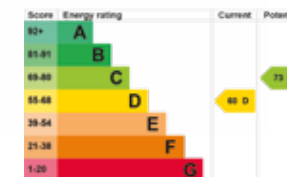
**1ST FLOOR**  
117.8 sq.m. (1268 sq.ft.) approx.

SLEIGHTS LANE, RAINTON. YO7 3PH.

**TOTAL FLOOR AREA : 246.7 sq.m. (2655 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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