



Blenkin

& Co

CHARTERED SURVEYORS



SANDREITH • MIDDLECAVE ROAD • MALTON • NORTH YORKSHIRE



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## SANDREITH

37 Middlecave Road, Malton,  
North Yorkshire YO17 7NE

*Malton Railway Station 0.8 miles  
Helmsley 15 miles • York 17 miles  
Yorkshire coast 22 miles*

**Sandreith is a country house  
within a town. It stands in  
exceptional gardens and  
grounds of 1.4 acres.**

Entrance vestibule • hallway • 3 reception  
rooms • conservatory • kitchen breakfast  
room • walk-in pantry • utility room  
2 cloakrooms • vestibule • boiler room  
7 bedrooms • 2 bathrooms

Double garage • single garage • stores  
studio/office with sauna and shower room

Greenhouse • summerhouse • tennis  
court

Gardens and grounds

In all just over 1.4 acres

For Sale Freehold



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Sandreith sits in the heart of Malton's most sought-after residential area, a comfortable five minute stroll from its thriving town centre and the green open spaces that surround this lovely old town. Designed by celebrated architect Ernest Walker of York, a contemporary of Sir Edwin Lutyens, the house was built in 1924 and described in Country Life April 1950 as a 'Distinctive Modern Residence and Small Hunting Box'. The property has been beautifully designed so that its elegant reception rooms and bedrooms all enjoy a southerly orientation over the landscaped gardens and grounds. Together with its long drive and outbuildings, this discreet and well concealed property boasts one of the largest plots in town extending to just over 1.4 acres.

- Detached 1920s house in the heart of its extensive gardens and grounds
- Versatile accommodation totalling more than 5500 sq ft
- High quality fixtures and fittings
- Discreet and private position
- South facing orientation over landscaped gardens and grounds
- Range of garaging and outbuildings with PV solar panels
- Substantial studio ideal as an office or potential for ancillary accommodation
- Tennis court, orchard, productive kitchen garden

- Five minutes' pleasant stroll to Malton town centre and railway station
- Quick access to the A64 and on to York, the A1M and motorway networks

Sandreith is a beautifully designed 1920s house with large, light reception rooms of elegant proportions and bedrooms that all enjoy a fine outlook over the gardens. The house retains great character with exposed beams, fireplaces, a housemaid's cupboard, arches and alcoves. The kitchen has a traditional walk-in pantry, contemporary larder cupboard, butler sink, kitchen island with wine fridge, AEG integrated dishwasher, gas-fired Aga and ample space to accommodate a family-sized table. Adjacent is a utility room and a separate cloakroom that also serves as a gardener's wc. The 22ft, triple aspect drawing room has an arch connecting to the conservatory with garden beyond and a door to the family room thus creating an impressive, extended space ideal for entertaining. This is a substantial property with two sets of stairs; the position of the back stairs creates a potential first floor annexe on the north east side of the house. All of the bedrooms have windows facing the gardens and both bathrooms have a rear outlook.

## Outside

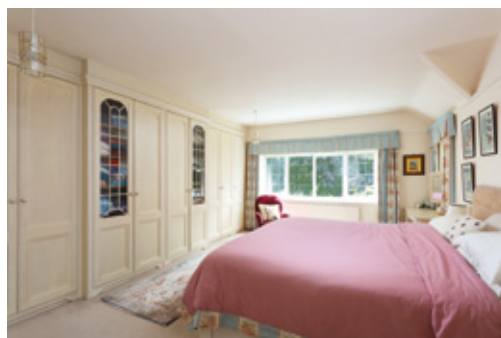
The property is set well back from the road, accessed through wrought iron gates down a long and private, tarmacadamed drive. The drive sweeps round to the garaging and to the ample parking and turning area. The gardens and grounds surround the house scattered with mature trees such as Copper Beech, Twisted Acacia and Blue Cedar. There are areas of manicured lawn, colourful herbaceous borders and a pond with a water feature stocked with Koi Carp. Borders of lavender and clipped yew hedging give structure to an established rose garden that is framed by trellis all adorned with climbing roses following an original design. A pergola connects the various gardens providing a 'pear tree walkway' underplanted by grape hyacinth. There is a productive kitchen garden with vegetable beds that include rhubarb and asparagus as well as blackberry and redcurrant bushes, together with a large greenhouse/potting shed. A long strip of orchard (described as 'young' in the 1950 Country Life advertisement) includes a variety of apples and pears underplanted with spring bulbs. A henhouse/store lies at the far end of the garden as well as a tennis court with a revolving summer house alongside. The whole is bounded by a remarkable hedge, some 12 ft high, that provides screening, privacy and shelter.

## Outbuildings

The detached garage block with stores and a large studio room was built in 1992. The studio has six skylights and alongside is a superb sauna, bathroom and cloakroom. Currently used as an office this versatile space would make an ideal guest annexe or games room. There is also secure garaging for at least three cars as well as a number of useful store rooms.

## Environs

The picturesque Georgian market town of Malton has a national reputation as Yorkshire's Food Capital with its independent shops, cafes and restaurants, artisan food producers and brewers, food market and Food Lovers Festival. Local amenities include a community hospital, doctors' surgery, tennis courts, swimming pool, gyms, cinema and good schooling. Sandreith lies off leafy Middlecave Road close to the highly regarded Malton School and within a short stroll of the railway station which offers direct links to the coast, mainline York and on to Leeds, London, Liverpool and Manchester Airport. The A64 bypasses the town and provides excellent road links east and west. This easily accessible corner of North Yorkshire has it all; the historic city of York, the North York Moors, Castle Howard, David Hockney's Yorkshire Wolds and The Heritage Coast are all on the doorstep.



# Sandreith, 37 Middlecave Road, Malton, North Yorkshire YO17 7NE

Approximate Gross Internal Floor Area Main House - 3678 SQ FT / 341.65 SQ M - (Excluding Boiler Room)

Annexe - 1818 SQ FT / 168.89 SQ M - (Including Garages, Workshop & Stores)

Total - 5541 SQ FT / 514.73 - (Including all areas on plan)

For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.

**Tenure:** Freehold

**EPC rating:** C

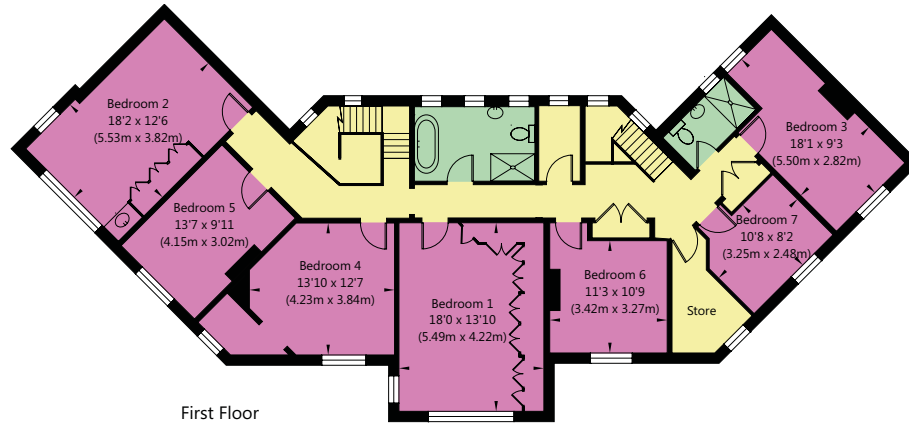
**Services & Systems:** All mains systems. Gas central heating. Independent heating system on each floor. PV solar panels on annexe roof benefiting from FIT payments.

**Fixtures & Fittings:** Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

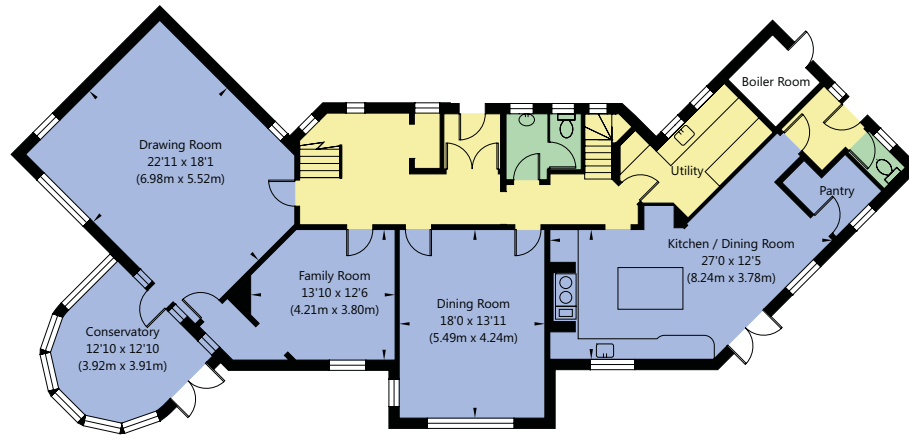
**Viewing:** Strictly by appointment

**Local Authority:** Ryedale District Council

**Directions:** Head up Middlecave Road and, just before Hospital Road on the left hand side next to Orchard Gardens, is a private drive that divides into a footpath on the right. Take the left hand drive signposted 'Sandreith'.



First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 1781 SQ FT / 165.43 SQ M



Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 1897 SQ FT / 176.22 SQ M



Annexe -  
(Excluding Garages, Workshop & Stores)  
GROSS INTERNAL FLOOR AREA  
APPROX. 808 SQ FT / 75.08 SQ M



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	78

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City

Country

Coast