

Blenkin

& Co

CHARTERED SURVEYORS



SWALLOWS COTTAGE • HOVINGHAM • YORK





## SWALLOWS COTTAGE

High Street, Hovingham, York  
YO62 4LA

*York 16 miles • Malton and Helmsley  
8 miles • Easingwold 10 miles*

**Pretty stone cottage with walled  
garden in one of North  
Yorkshire's finest villages**

Dining and staircase hall • kitchen •  
sitting room

2 bedrooms • bathroom • landing •  
loft space

Walled rear garden • 3 stores •  
garden annexe

For Sale Freehold



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Swallows Cottage enjoys a fine outlook and idyllic setting in the heart of this beautifully preserved estate village in the Howardian Hills known for the range of amenities it has to offer. The property has retained much of its character including exposed beams and a traditional cast iron cooking range made by Stubbs of York. This much loved home is available on the market for the first time in over thirty years.

- Attached period cottage with a charming walled garden
- Well laid-out accommodation of nearly 1500 sq ft
- No onward chain
- West facing outlook over the village green
- Easy strolling distance of Hovingham Stores
- Village with cricket ground, tennis courts, bowling green, playpark
- Howardian Hills, an Area of Outstanding Natural Beauty
- In between Malton and Helmsley, half an hour's drive to York

The main entrance lies on the south elevation of the house accessed via the paved side alley with external lighting and space to accommodate the recycling and refuse. The door opens to the dining/reception hall with the original cooking range (not functioning), a west facing window, ample space to accommodate a dining table and a staircase with useful understairs cupboard rising to the first floor. Alongside, the well-proportioned sitting room has a feature fireplace housing a raised cast iron grate open fire, two window seats providing an outlook along the village and a glazed door opening to the rear garden. The well-proportioned kitchen has integrated appliances, a kitchen sink below a window offering a garden

and an external door. On the first floor is a generous landing with an airing cupboard and access to two bedrooms. Both are large doubles with high ceilings and windows providing an attractive rear outlook.

### Outside

The attractive rear garden is accessed via a secure garden gate opening to the shared side alley. The alley has a log store and security lighting. The garden is enclosed by stone walls and includes a paved patio, a lawned area with a stone trough and an herbaceous border on one side. Attached to the house are two stores, one of which is secure. At the far end of the garden is a secure, stone-built annexe with a pantile roof. Formerly used as an office, it has a west facing window, electric heating and power. Adjacent is a separate store, also secure.

### Environs

Hovingham is the Estate village of the Worsley family and retains its timeless charm with a tumbling beck, parkland and cricket ground. Known for its strong community and multiple amenities, the village has a bakery, village store, hair & beauty salon with cafe, cricketers bar within the Worsley Arms hotel, Myse; a fine dining restaurant, GP surgery, village hall, monthly artisan market, cricket and tennis club. Located midway between Malton (with its railway station) and Helmsley, the village lies within easy reach of Ampleforth and Terrington for independent schooling, and the catchment area for 'Outstanding' Ryedale School. The city of York has a mainline railway station connecting to London, Edinburgh, Manchester and Liverpool which can be reached in little more than half an hour. The North York Moors and Yorkshire coast both lie within easy reach.



Tenure: Freehold

EPC Rating: G

**Services & Systems:** Mains electricity, water, drainage. Electric heating.

**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.

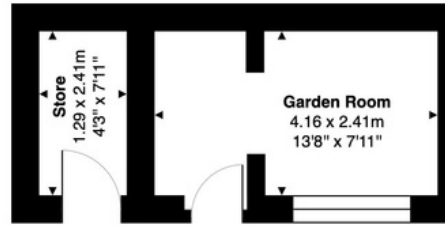
**Viewing:** Strictly by appointment

**Money Laundering Regulations:** Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.

**Local Authority:** North Yorkshire Council [www.northyorks.gov.uk](http://www.northyorks.gov.uk) Conservation Area

**Directions:** Heading into Hovingham from Malton, the house can be seen on the right hand side just before the Worsley Arms Hotel.

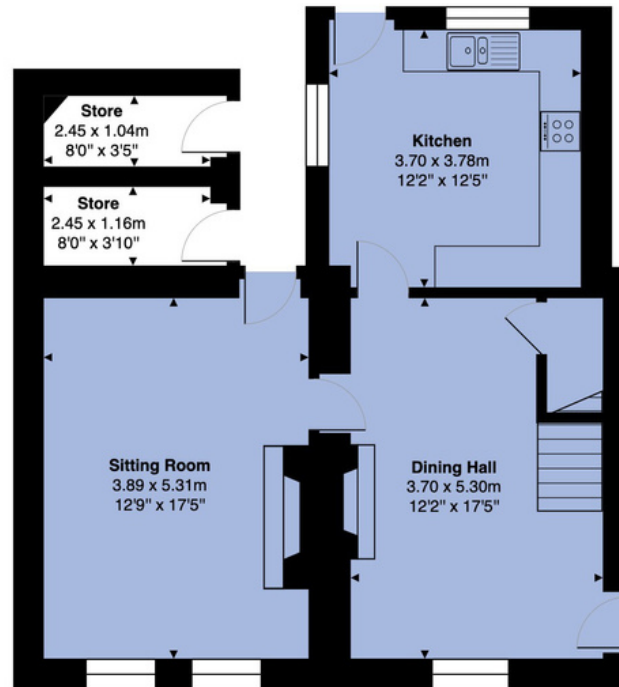
# Swallows Cottage, High Street, Hovingham, YO62 4LA



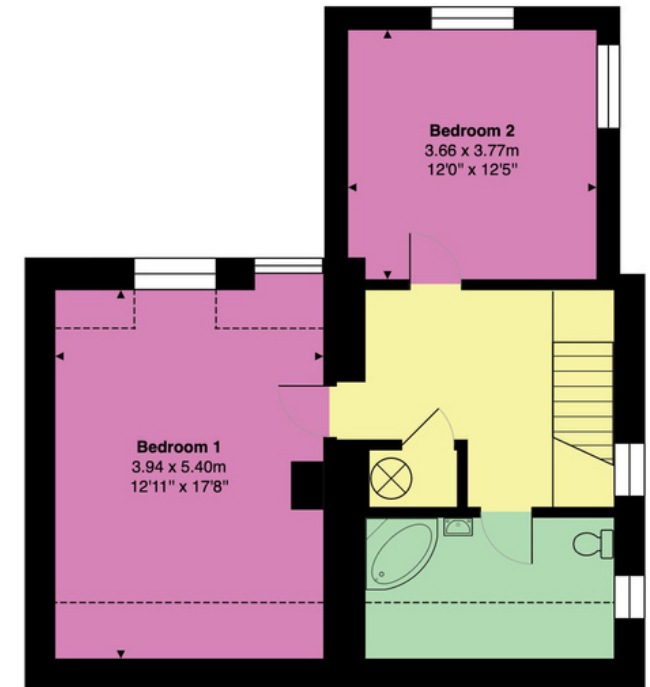
## Gross Internal Areas

Main House: 117.4m<sup>2</sup> ... 1,264ft<sup>2</sup>  
 Outbuildings: 20.8m<sup>2</sup> ... 224ft<sup>2</sup>  
 Total: 138.2m<sup>2</sup> ... 1,488ft<sup>2</sup>

All measurements are approximated for display purposes only and should be independently verified  
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[www.matthillier.co.uk](http://www.matthillier.co.uk)



**Ground Floor (excluding Stores)**  
 Gross Internal Area: 58.7 m<sup>2</sup> ... 632 ft<sup>2</sup>



**First Floor**  
 Gross Internal Area: 58.7 m<sup>2</sup> ... 632 ft<sup>2</sup>

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	15   G	

**Important notice** 1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("Information") may be relied upon as a statement or representation of fact. Neither Blenkin & Co nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Blenkin & Co or the seller/lessor. 2. Any photographs (and artists' impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. 4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given. NB: Google map images may neither be current nor a true representation. Photographs, particulars and showreel: February 2024



Hovingham village



City

Country

Coast