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CHARTERED SURVEYORS



STATION HOUSE • GILLING EAST • YORK





STATION HOUSE

Station Road, Gilling East, York,
North Yorkshire YO62 4JN

*Helmsley 5 miles • Easingwold 8 miles
Malton 12 miles • York 16 miles*

**Charming mid-nineteenth
century house in a pastoral
setting with gardens and
exceptional views**

Vestibule • staircase hall • study •
sitting room • kitchen/family room •
utility room • scullery/kitchenette •
bedroom suite with shower room • 3
further bedrooms • house bathroom

Studio annexe with kitchenette •
separate shower room • private
terrace

Gated driveway and parking •
gardens • outbuildings

For Sale Freehold



Station House is a double-fronted house constructed of mellow brick with a slate roof, situated at the edge of this much-loved village. It has been beautifully converted from a Victorian railway station that opened in 1853 and, in its heyday, offered a rural service on the North Eastern Railway. Station House has been elegantly restored and is now presented as a stylish four bedroom house with versatile accommodation that includes a ground floor bedroom suite and separate guest/ancillary accommodation. The house sits in the middle of a generous plot with ample off-street parking, lovely gardens and 360-degree country views. It is offered for sale with no onward chain.

- Detached period house
- Versatile accommodation of nearly 2000 sq ft arranged over two floors
- South facing orientation, light and airy rooms
- Includes a ground floor bedroom suite
- Separate ancillary accommodation and good opportunities for holiday lets
- Surrounding gardens and glorious views
- At the edge of one of North Yorkshire's finest villages
- Howardian Hills and Conservation Area

The authentic character of Station House remains largely intact with the original station platform and canopy having been skilfully integrated into the garden landscaping along with the railway sleepers and old station clock. Internally, a combination of original and carefully sourced reclaimed features have been assembled within the spacious interiors, illuminated by 16-pane sash windows all giving fine views. There are wide floorboards throughout the ground floor, deep sills,

stripped pine panelled doors with antique door furniture, fireplaces, traditional column radiators and a staircase with a mahogany polished handrail and volute newel post.

The 32 ft kitchen/family room sits at the heart of the house with French doors opening directly south onto the stone-flagged terrace and with generous windows to north and south; there is ample room to accommodate a family-sized dining table. At one end lies the sitting area with a wood-burning stove housed in a traditional fireplace, at the other is the modern fitted kitchen with wooden worktops, island unit with breakfast bar, integrated appliances and a range cooker. A useful separate utility room lies alongside. The elegantly proportioned sitting room is double aspect and has an open fire housed in a traditional fireplace; it gives access to a separate study with a west facing window. Beyond the kitchen lies a double bedroom, shower room and scullery with kitchenette. This area has an independent entrance and could form ancillary accommodation. On the first floor is a landing giving access to three lovely bedrooms and a house bathroom with a bath, sink and louvre shutters. All bedrooms and first floor bathroom benefit from high ceilings and glorious views through large, multi-pane sash windows. Bedroom 3 has fitted wardrobes and a walk-in cupboard.

The owner currently operates Station House as three high-end holiday lets. Along with the main house, there is the integral self-contained studio and The Parcel Shed which is adjoining but entirely independent and has its own garden entrance. The Parcel Shed is of timber construction and has a studio room that rises into the vaulted roof space. French doors open

onto an elevated decking area that faces south across grazing pastures towards the village church. This annexe would work equally well as guest accommodation, an artist's studio or garden retreat.

Outside

A gated gravel driveway off Station Road provides off-street parking for up to three cars, and a garden gate leads to the traditional front door. The house itself is surrounded by enclosed private gardens bounded by hedges

with fencing, predominantly laid to lawn, with ornamental shrubs, ornamental trees and paved terraces on either side. Coal drops/brick outbuildings on the far boundary offer scope for some development subject to planning consent. The views from the property are exceptional from all sides and, on the south, look out across green pastures with a venerable oak taking centre stage; beyond lie the rooftops and tower of Gilling East's medieval church.



The Parcel Shed

Tenure: Freehold

EPC Rating: F

Services & Systems: All mains services. Oil central 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

Directions: Station House lies at the far northern end of the village heading towards Oswaldkirk, on the right hand side.

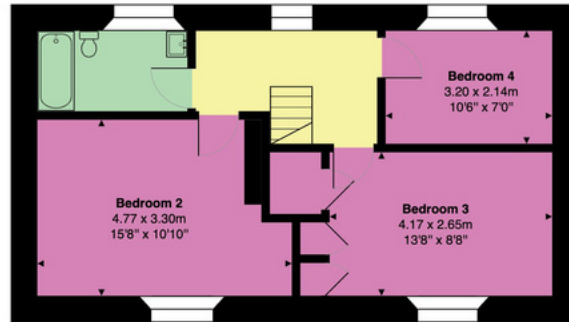
Environs

Gilling East is a charming village nestled in the Howardian Hills with a thriving fine-dining country inn, The Fairfax Arms, a handsome medieval church with Saxon origins and a village green. The village hall fosters a strong

sense of community and hosts summer fairs, village festivals, community markets, model railway events and concerts. The nearby town of Helmsley with its historic market square offers a wider range of amenities. Gilling East lies close to the North York Moors and offers

easy access to the Yorkshire coast. Central York can be reached within 40 minutes' drive and its mainline railway station offers a regular service to London Kings Cross in under two hours.

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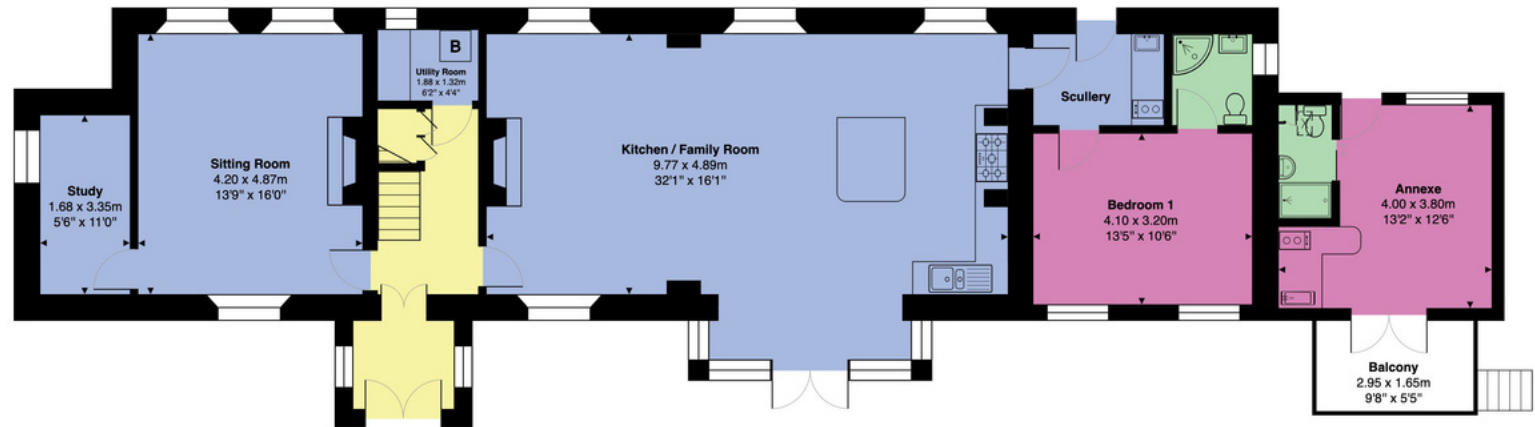


First Floor
Gross Internal Area: 47.9 m² ... 516 ft²



Gross Internal Area: 182.6 m² ... 1966 ft² (excluding balcony)

All measurements are approximated for display purposes only and should be independently verified
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Ground Floor
Gross Internal Area: 134.7 m² ... 1450 ft²

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	31 F	
1-20	G		

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City

Country

Coast