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CHARTERED SURVEYORS



ROECLIFFE HOUSE · EASINGWOLD · NORTH YORKSHIRE





## ROECLIFFE HOUSE

Market Place, Easingwold, North  
Yorkshire YO61 3AL

*A1 10 miles · Thirsk 11 miles · York 13 miles ·  
Leeds Bradford Airport 35 miles*

**Impressive Georgian Townhouse  
with lovely gardens and garage,  
situated in the heart of  
Easingwold**

Entrance hall · lounge · sitting room ·  
reception hall · cloakroom wc · snug ·  
kitchen breakfast room with orangery ·  
office · further wc · utility

Principal bedroom suite with dressing  
area and bathroom · 3 further bedrooms  
3 further bathrooms (2 en suites) · gym  
with shower room · games room

2 further bedrooms and shower room on  
second floor

Large garden and parking

Double garage and store

**For Sale Freehold**

Listed Grade II and enjoying a singularly fine position facing a broad green in front of Easingwold's Georgian market square, Roecliffe House was built in the late eighteenth century. It is double fronted with a traditional six-panel front door with architrave and radial fanlight. This handsome period townhouse is impressive from the front and sits on a surprisingly large plot of a 1/3 of an acre. Together with its large garden, garage and outbuilding it presents a most appealing prospect.

- One of the finest Georgian Townhouses in Easingwold
- Versatile accommodation of more than 5200 sq ft
- Lovely setting in the heart of a bustling old market town
- High spec finish throughout
- 40 ft kitchen/breakfast room with orangery
- Potential to create a self-contained annexe
- Secure gated entrance to the double garage and parking
- Outstanding outside space with lovely gardens
- Good access to the A19 and A1M
- The City of York can be reached in less than half an hour

Roecliffe House offers versatile accommodation over three floors, perfect for family living. The spacious reception hall featuring an elegant staircase, gives access to the lounge and the sitting room. Both tastefully appointed and featuring period fireplaces and views across the market place. The snug has a wood burner and leads into the 40 ft oak fitted kitchen equipped with a 4 oven AGA, spacious centre island and a quality range of integrated appliances. Attached to the open plan kitchen breakfast room is an impressive orangery, with underfloor heating, giving

access to the courtyard. A rear staircase hall extends from the back of the kitchen and allows access to a second wc, study and utility room. The staircase at the rear leads into a 22 ft gym and a further 24 ft games room, with a gas fired stove and double doors opening onto stone steps, descending into a walled rear garden.

The impressive first floor landing leads off to three bedrooms, (one en suite) and a house bathroom. Bedroom two and three can be found at the front of the property, with the principal bedroom and bedroom four at the rear. The principal bedroom suite is generously sized and includes an en suite bathroom and dressing area. The gym and games room lie beyond the principal suite, however access is via a separate rear staircase. This area lends itself well to alternative uses, such as an annexe.

### Outside

Access to the rear of the property is from the Market Place via the archway and timber gates leading into a walled courtyard. The courtyard also provides access to a double garage and useful store room. The walled garden is divided into a large patio area with ample seating space and then a lawned area beyond. Parking for three cars can be found at the front of the property, with additional parking at the rear, through the gates.

### Environns

Easingwold is a cherished North Yorkshire market town with its Georgian market place and wide range of shops and amenities; there are supermarkets, butchers, a chemist and stationer, petrol garage and a useful BATA store to name a few. Buses run to York, Thirsk and Helmsley and the A19 trunk road by-passes the town. All these facilities are

within walking distance of the house. There is a choice of state schools close by as well as a number of excellent private schools within easy reach. The mainline railway service can be accessed at York, Thirsk and Northallerton.



**Tenure:** Freehold

**EPC Rating:** D

**Services & Systems:** All mains services, including gas.

**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

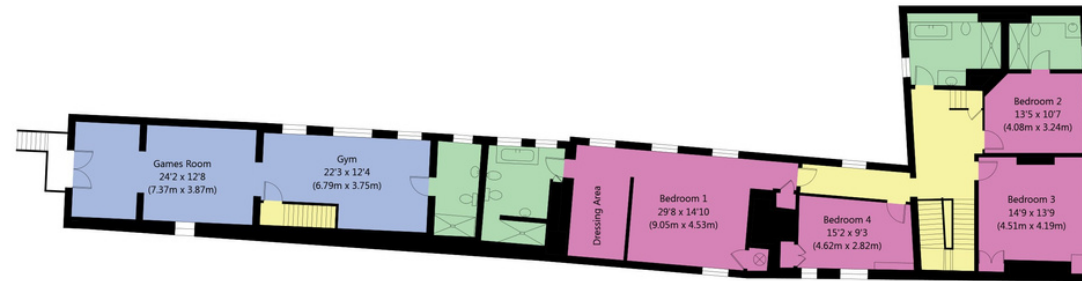
**Local Authority:** Hambleton District 01609 779977. Conservation Area.

**Directions:** Rocliffe House is the large Georgian Townhouse with grey windows and a black door. It lies on the western side of the market place on a broad stretch of green.

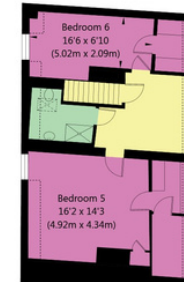
## Rocliffe House, Easingwold, York, YO61 3AL



Ground Floor - (Excluding Garage & Store)  
GROSS INTERNAL FLOOR AREA  
APPROX. 2160 SQ FT / 200.64 SQ M



First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 2296 SQ FT / 213.33 SQ M



Second Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 769 SQ FT / 71.46 SQ M

### Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 5225 SQ FT / 485.43 SQ M - (Excluding Garage & Store)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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**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 Blenkins & 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 Blenkins & 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: June 2023



City

Country

Coast