

Blenkin

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CHARTERED SURVEYORS



APPLETON HOUSE • APPLETON LE STREET • NORTH YORKSHIRE





APPLETON HOUSE

Appleton le Street, Malton,
North Yorkshire YO17 6PG

Malton 3 miles • Hovingham 5 miles
Helmsley 12 miles • York 20 miles
Yorkshire coast 25 miles

**Fabulous country house near
Malton, located between the
Howardian Hills and North
York Moors**

Porch • reception hall • staircase hall
cloaks room • wc • 3 reception rooms
study • kitchen/breakfast room • laundry
room • boot room • rear entrance and hall
cloakroom/wc • kitchenette • games room

Principal bedroom suite with dressing room
and bathroom • 7 further bedrooms
4 further bathrooms (2 en suite)

Large garage • stone barns • outbuildings
store • tennis court

Gardens • grounds • paddock

In all just under 4 acres

For Sale Freehold



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Formerly a vicarage dating from the mid nineteenth century, Appleton House is a strikingly handsome, stone-built house with a slate roof set back from the country road at the end of a long private drive. It has the advantage of a private position, surrounded by its own gardens and rolling countryside with bands of woodland and glorious views to the North York Moors. Appleton House is conv lies just west of the market town of Malton, convenient for both Helmsley and York.

- Detached country house with outbuildings
- Elegant accommodation of more than 6000 sq ft
- Private position, not overlooked
- Integrated guest annexe offering the potential to convert into a separate cottage
- Range of outbuildings including stables and garaging adjacent to the house
- Two barns offering potential for development subject to planning permission
- Recently landscaped gardens and tennis court extending to nearly four acres
- Glorious Howardian Hills AONB countryside
- Five minutes' drive to Malton, half an hour to York

This property has recently been redecorated throughout, new bathrooms have been fitted and the gardens have been given a makeover by a highly respected garden designer. The house itself is well suited to family life with impressive reception rooms, a 24 ft x 22 ft kitchen/dining room with adjacent snug, a large games room on the northern wing and a generous range of practical domestic rooms and storage. Six first floor bedrooms are accessed from the primary staircase, and two further bedrooms from the secondary staircase. This northern wing could easily form separate, self-contained accommodation.



Outside

A private gravel drive sweeps into the property providing access to the triple garage and ample parking for multiple vehicles. The splendid gardens and grounds lie predominantly to the west and include a tennis court, paddock and kitchen garden. Also on the west side of the house is a stone flagged terrace, ideal for al fresco dining. There are mature trees, beautifully planted borders, gravel paths, sweeping lawns and a wooded area to the south side.

Environs

Appleton-Le-Street is a small village with an historic church. It lies on the edge of the Howardian Hills between Hovingham and Malton, five miles from Castle Howard and ten miles from the North York Moors National Park. Malton, its closest market town, has built 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 as well as its annual music festival. Local amenities include a community hospital, doctors' surgery, tennis courts, swimming pool, gyms and cinema. Malton School and local primaries have a very good reputation and both Ampleforth College and Terrington Hall independent schools lie within easy reach of the village. York's top independent schools are accessible via the A64 trunk road with its excellent connections east and west. Malton Railway Station links to mainline York and on to London as well as Leeds, Liverpool and Manchester Airport. This easily accessible corner of North Yorkshire has it all: the historic city of York, the Moors, Wolds and coast are all on the doorstep.





Tenure: Freehold

EPC rating: F

Services & Systems: Mains electricity, water and drainage. 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

Local authority: North Yorkshire Council www.northyorks.gov.uk

Directions: Head from Malton towards Helmsley on the B1257. Just before the village road rises to the left, the country house name is visible carved into the low stone wall with timber fencing behind.



Appleton House, Appleton le Street, Malton, North Yorkshire YO17 6PG

Approximate Gross Internal Floor Area 577.1 SQ M / 6212 SQ FT

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



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			68
(39-54) E			
(21-38) F		32	
(1-20) G			
Not energy efficient - higher running costs			



City

Country

Coast