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ESTABLISHED 1992



THE OLD FORGE • SAND HUTTON • YORK









## THE OLD FORGE

Sand Hutton, York, North Yorkshire  
YO41 1LB

Stamford Bridge 3 miles • York 7 miles  
Malton 11 miles • Leeds 30 miles

**Superbly versatile period property  
standing in over an acre with ancillary  
accommodation and outbuildings**

**Principal House:** entrance hall • 3 receptions rooms  
• conservatory • kitchen/breakfast room • utility room  
• large room/pantry 4 bedrooms • 3 bathrooms

**Cottage:** kitchen/dining/living room • 2 bedrooms  
• 2 bathrooms (1 en suite) • courtyard garden

**Chalet:** open plan kitchen/living room • bedroom  
• bathroom

Studio/office with mezzanine

Garage with workshop

Garden shed • summer house • gardens and grounds

In all some 1.1 acres

For Sale Freehold

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The Old Forge is a substantial village property finished to a remarkably high specification and standing on over an acre of lovely gardens. Its living accommodation comprises a main house, a cottage, a chalet and a barn/studio that offers scope for further development. The ancillary accommodation brings substantial income as luxury holiday lets but the option remains to integrate the cottage into the main house or use it as an annexe/for multi-generational living.

The Old Forge was largely constructed in the late nineteenth century of brick under a pantile roof and comes with a colourful history having been the village pub, an antique shop, printing press and blacksmith's forge. Its intrinsic character has been greatly enhanced through a sympathetic programme of renovation with original features beautifully restored by local craftsmen, including two vaulted ceilings, fireplaces, the forge bench and doors dating from the late nineteenth century. This property stands in the heart of Sand Hutton close to York and convenient for Leeds, the A1(M) and national motorway network.

- Stylish village house and boutique hotel-style ancillary accommodation
- Elegantly appointed period property full of character, not listed
- Set in lovely gardens in a plot of more than an acre
- Comprehensively refurbished in 2020, a turn-key property
- Cottage of 1000 sq ft ideal for multi-generational living
- Generous garaging and a studio/home office with further development possibilities
- Subject of a major interiors feature in a magazine and scheduled to appear on prime-time TV in April
- On the edge of the Howardian Hills and Yorkshire Wolds
- Rapid access to York, Malton, the coast and Leeds via nearby A64



Cottage



Cottage



Cottage



Cottage



The family house is arranged over two floors and offers versatile accommodation extending to 2755 sq ft. Alongside the restored original and character features, the property has been appointed to the highest specification with bespoke fitted furniture, wood panelling, limed oak floors, column radiators, picture lights and three handsome fireplaces including one log-burning stove; new carpets were fitted in March 2024. The kitchen/breakfast room connects to the garden via the conservatory, has a skylight and ample space to accommodate a family-sized dining table. The kitchen itself has fitted units, integrated appliances, an Esse oil-fired range cooker and a copper sink with garden window above. Alongside the kitchen is a laundry room, a store and a pantry/cold room with the original meat hooks on display. The drawing room is a magnificent 22 ft room that faces the village street through a south facing window and extends into the roof space with exposed beams and roof trusses. On the first floor the principal bedroom suite includes a dressing room and bathroom with a freestanding bath and corner shower. The three other bedrooms are served by a four-piece house bathroom.

### Cottage/Barn Conversion

Known as 'Next Door', this barn conversion is a single storey cottage of nearly 1000 sq ft with its own front door and courtyard garden. Its high end, boutique hotel style interior

features dramatic vaulted ceilings with exposed roof trusses and exposed brickwork. There is underfloor heating throughout and the accommodation includes an open-plan kitchen/dining/living space with a wood-burning stove set on York stone flats and against a bespoke steel wall custom made by craftsmen, a nod to its heritage, and floor-to-ceiling magnetic chalkboard wall. The principal bedroom suite has a large walk-in shower and both bedrooms have large Crittal-style French steel doors opening onto a charming walled courtyard garden, private and sheltered.

### Chalet

'The Garden Shed' was fully refurbished in 2021 with a new kitchen and bathroom, and is offered as a super-stylish self-contained garden hideaway with allocated parking, entrance pathway, and landscaped garden. It has been elegantly fitted throughout and comes with all modern conveniences including a log-burning stove and central heating. There is an open-plan kitchen/living/dining room with limed oak flooring, a fully equipped kitchen and patio doors onto the landscaped garden. The separate bedroom suite has a stable door opening onto a further walled courtyard garden.

### Studio/Home Office

The studio/home office is attached to the house on the eastern end, has been part developed, fitted with power and light, and is currently being utilised as an honesty shop and artisan craft studio. Within the cavernous space of more than 700 sq ft there is a mezzanine level approached by a ladder staircase. Bifold doors open directly onto the garden.

### Gardens and Grounds

The drive on the eastern boundary sweeps around to a substantial parking area and to the garage on the western boundary. The garage has been converted from a traditional brick-built barn with pantile roof. It is wired for internet, has power and light/dimmer lights, restored oversize barn doors, and comes with a workshop area. There is ample space to accommodate four cars and a motorcycle.

At the rear, the extensive landscaped gardens are well-established and full of variety, designed with formal and informal areas. Amongst the sweeping lawns and herbaceous borders is a wisteria-adorned pergola flanked by clipped box hedging and standard laurel, and a range of trees including a Scots Pine, silver birch and fruit trees. There is also a small wildlife pond, paved patio areas, a garden shed, children's play area, firepit/barbeque area at the far corner of the garden and a concealed and enclosed hen run.

### Environs

Sand Hutton lies just off the A64 some eight miles north east of York, within easy reach of the city, Malton and, via the York by-pass, the A1 and Leeds. Leeds Bradford Airport takes about an hour by car. The village has a thriving community with a highly regarded primary school, children's playgroup, St Mary's Parish Church, village hall and village green. Vangarde and Monks Cross retail parks can be reached in ten minutes by car.

Straddled by the Yorkshire Wolds and Howardian Hills, the village offers easy access to some wonderful countryside and the Yorkshire coast.

**Tenure:** Freehold

**Status:** Link-attached.

**EPC Rating:** The Old Forge E  
The Garden Shed D  
Next Door C

**Services & Systems:** Mains electricity, water and drainage. Air source heat pump for the Cottage only. Zoned heating. Superfast internet with fibre to the premises (70Mbps).

**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](http://www.northyorks.gov.uk)  
Conservation area.

**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.

**Directions:** The Old Forge lies in the heart of the village alongside the traditional red telephone box.

///prancing.toggle.delight



Chalet



Chalet

# The Old Forge, Sand Hutton, York, North Yorkshire YO41 1LB

Approximate Gross Internal Floor Area Main House - 2755 SQ FT / 255.96 SQ M, Studio & Mezzanine - 703 SQ FT / 65.31 SQ M  
 Outbuilding - 1102 SQ FT / 102.35 SQ M, Annexe - 978 SQ FT / 90.86 SQ M  
 Chalet - 270 SQ FT / 25.1 SQ M, Total - 5808 SQ FT / 539.58 SQ M

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



## The Old Forge – Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	52	73
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

## The Garden Shed – Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		101
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

## Next Door – Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	70	85
(1-20) <b>G</b>		
Not energy efficient - higher running costs		





City

Country

Coast

