

# Blenkin & Co



THE MOORINGS • HOLME-ON-SPALDING-MOOR • YORKSHIRE WOLDS



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OnTheMarket

RICS

PRS Property Redress Scheme



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## THE MOORINGS

Lock Lane, Holme-on-Spalding-Moor, York, East Riding of Yorkshire YO43 4DY

Market Weighton 5 miles • Howden 6 miles  
York 20 miles • Hull 22 miles

**Superb versatile property in a thriving Wolds village with many amenities**

Entrance and staircase hall • 3 reception rooms • kitchen/breakfast room with snug • garden room • shower room wc • principal bedroom suite with bathroom • 4 further bedrooms • en-suite bathroom • house bathroom

Garage • home office • garden room with kitchen and store • potting shed • summer house

Gardens and grounds with 2 ponds and outside kitchen

Equestrian – 4 stables • tack room • indoor school/arena • paddock

In all some 1.3 acres

For Sale Freehold



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This multi-faceted property offers much more than first appearances suggest, being a discreet detached house on a quiet no-through country lane. At the rear lie manicured gardens and grounds that include an indoor arena, stables, home office, garden room and paddock. The Moorings certainly packs a big punch and, as the last house in the village, it enjoys unbroken panoramic country views.

- Detached house with garden, outbuildings and land
- High spec, high tech and energy efficient
- Accommodation of more than 2500 sq ft plus office and outbuildings
- Lifestyle property with al fresco dining room and accompanying kitchen, outdoor kitchen with patio and pond, and multiple garden patios situated around the garden for the enjoyment of all-day sunshine
- Equestrian property – stables, arena, paddock
- Edge of village location with country views extending to the Humber Bridge
- Wide range of local village amenities
- Easy access to M62 and midway between Hull and York
- Nearby Howden Railway Station offers a direct service to London



The Moorings was successfully run for many years as an equestrian facility although the property is eminently adaptable. It has hosted large scale private events by transforming the arena into a dining marquee for 150 people, supported by the al fresco dining room and kitchen as well as the customised outdoor kitchen that blends seamlessly into the landscaped gardens. More recently The Moorings has been used purely for residential purposes.



The house itself is beautifully appointed and has been comprehensively updated in the last two years. In particular, the entire first floor has been replastered and rewired with new carpets laid and all five bedrooms coordinated in design featuring ambient lighting and media walls. The fully tiled bathrooms have been fitted to a high specification with the matching en-suite bathrooms incorporating Athena Grey granite and LED floor lighting. They have been themed in contrast to the house bathroom and shower room which are finished with Venetian Gold granite.

High tech is a recurring feature of this property; a 5-amp lighting system has been installed, and the 'Wall of Sound' has fitted a Sonos surround sound system with wired-in speakers on the ground floor. Power points, dimmable table lamp points and ceiling lights are abundant in every room.

The kitchen/breakfast room, which has a roof lantern and windows overlooking the garden, is open plan both to the garden room and snug. The kitchen itself is well-equipped and includes an island unit with breakfast bar, Venetian Gold granite work surfaces, integrated appliances and a natural gas-fired, programmable 3-oven Aga with a slumber and sleep mode. Alongside, the snug is a comfortable space with a Charnwood multi-fuel stove, and the large garden room opens onto the terrace and drive. A separate dining room enjoys an outlook over the rear garden. At the front, the two reception rooms have shallow bays facing south, each enjoying a fine outlook. The sitting room has a programmable energy efficient living flame gas fire with remote control, set within an elegant marble fireplace and there are sliding doors onto the rear garden and patio. The L-shaped drawing room is a large, light-filled room, double aspect with generous windows and sliding doors onto the side patio. Upstairs, all five bedrooms and the house bathroom are accessed from the central landing. The principal bedroom suite has floor-to-ceiling sliding windows and

a Juliet balcony orientated to enjoy morning sunshine, and a bathroom with a five-piece suite including a jacuzzi corner bath-tub and separate double shower unit. Bedroom 2 also enjoys woodland and field views and benefits from a sizeable en-suite bathroom with jacuzzi bath and shower. The rear double bedroom enjoys views to the hill top church.

## Outside

The house is set behind a generous gravelled drive and parking area flanked by a paved terrace, well-established shrubs, trees and lawn. A garden gate opens to the rear. The principal part of the property is accessed via wrought iron gates, and the driveway passes a dry-stone boundary wall and small garden pond within a rockery. The landscaped gardens, outbuildings and paddock all lie discreetly behind the house, enjoying a southeasterly outlook across open countryside. A long expanse of manicured lawn is flanked by herbaceous borders and an avenue of colourful, clipped shrubs and hedgerow on the western boundary. Here is an outdoor kitchen with power and water supply. There is space for a large BBQ, fridge, freezer and an inset sink under Balmoral Granite work tops. The kitchen feature is set within a large al fresco sunken patio that accommodates a pond with various water features and stocked with coy carp and gold fish. Behind the arena is an attached potting shed and, on the eastern boundary concealed behind trellis, a vegetable/herb garden with parallel raised beds artfully disappearing into a vanishing point. There is extensive garden lighting and external power and water supplies around the whole perimeter of the gardens and paddock.

The al fresco dining room has aluminium bifold doors that open onto a large paved and sheltered terrace. Alongside is a well-equipped supporting kitchen and freezer / store room. The superb fully insulated home office has a false garage

door on the southern elevation and is adorned with clematis. Sliding doors open to a sunny west facing patio and the room is equipped with power, light and electric heating. There is a single garage with ample parking options on the drive. At the far corner of the property are agricultural outbuildings that offer the potential to be renovated into guest/holiday accommodation, subject to planning consent.

## Equestrian

From 1992 until 1999 the property was run commercially as an equestrian centre. It retains four fully up-to-date stables, a tack room and a full-size indoor school arena that is open to one side and spans nearly 120 ft in length. The paddock lies at the rear of the property, accessed from the village lane via the private driveway that continues past the outbuildings and arena. The paddock is enclosed by a five-bar gate and post & rail fencing and is well drained; a summer house is situated at the far corner. There are bridleways from the property.

## Environs

Holme-on-Spalding-Moor has the largest geographical spread of any East Riding village and is notable for its range of amenities. There is a primary school, office, village hall, number of convenience stores, a DIY shop even a Wall of Sound store and showroom. Its ancient Grade I listed hilltop church is surrounded on all sides by the stunning landscapes of the Yorkshire Wolds. The village itself is well located being midway between the cities of Hull and York and close to two market towns, Market Weighton and Howden. The railway station at Howden can be reached in ten minutes and offers a direct service to London Kings Cross. Junction 37 of the M62 is eight miles away, connecting to the national motorway network.

**Tenure:** Freehold

**EPC Rating:** C

**Services & Systems:** Cabled broadband. All mains services. Gas 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.

**Local Authority:** East Riding of Yorkshire [www.eastriding.gov.uk](http://www.eastriding.gov.uk)

**Directions:** The Moorings is the last house on Lock Lane, on the left hand side. *///pianists.appointed.person*

**Viewing:** Strictly by appointment

## Money Laundering Regulations:

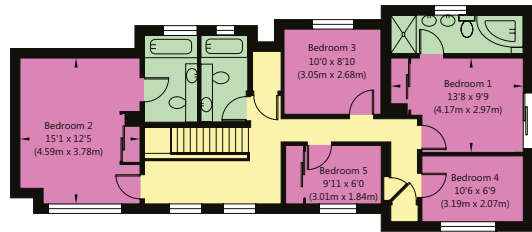
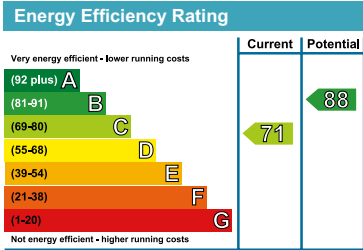
Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.



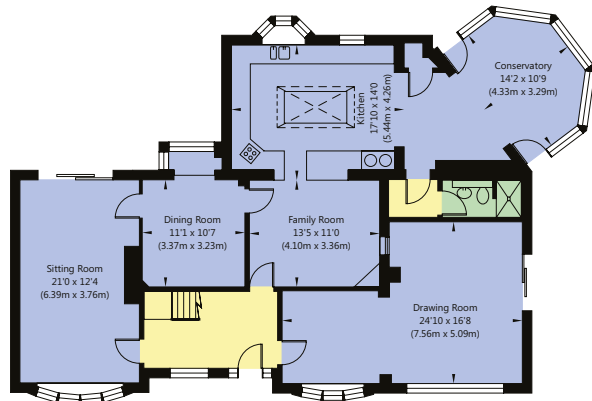
# The Moorings, Lock Lane, Holme-on-Spalding-Moor, York, East Riding of Yorkshire YO43 4DY

Approximate Gross Internal Floor Area Main House - 2510 SQ FT / 233.19 SQ M  
Outbuildings - 8736 SQ FT / 811.68 SQ M

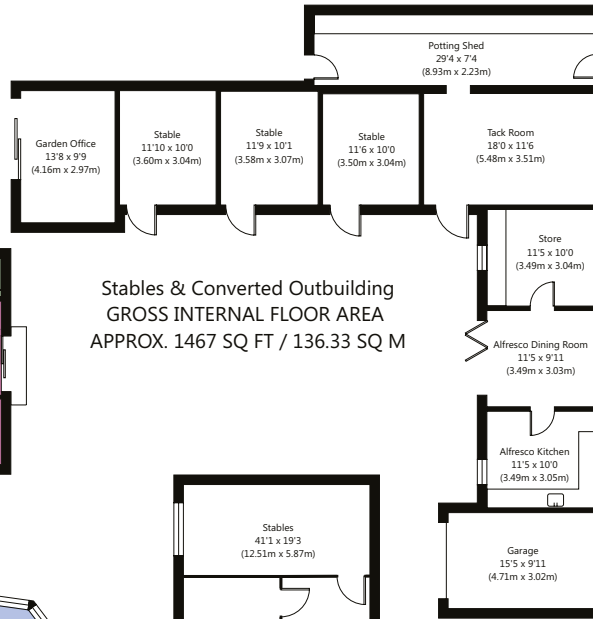
For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



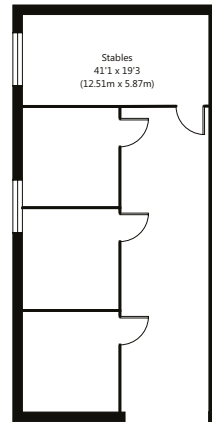
First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 925 SQ FT / 85.93 SQ M



Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 1585 SQ FT / 147.26 SQ M



Stables & Converted Outbuilding  
GROSS INTERNAL FLOOR AREA  
APPROX. 1467 SQ FT / 136.33 SQ M



Stables  
GROSS INTERNAL FLOOR AREA  
APPROX. 790 SQ FT / 73.43 SQ M



Arena  
119'4" x 54'4"  
(36.37m x 16.55m)





City

Country

Coast

