

Blenkin

& Co

ESTABLISHED 1992



HOME FARM HOUSE & BIRKIN LODGE • BIRKIN • NORTH YORKSHIRE







# HOME FARM HOUSE & BIRKIN LODGE

Roe Lane, Birkin, North Yorkshire WF11 9LR

Knottingley 4 miles • Selby and Pontefract 8 miles • York, Wetherby, Doncaster and Wakefield 20 miles • Leeds 22 miles

**Outstanding country house with separate lodge house, stabling and outbuildings, gardens, ground and paddock**

## **Main house: 6552 sq ft**

Galleried entrance hall • cloakroom/wc • drawing room • dining room • garden room • kitchen/breakfast room • rear hall to utility room • boot room • plant room • shower room • principal bedroom suite with bathroom • 3 further bedrooms • 2 en-suite bathrooms • family bathroom • laundry rooms • storage room

## **Birkin Lodge: 2127 sq ft**

Entrance hall • sitting room • dining room • kitchen/breakfast room • utility room • office • inner hall • 3 bedrooms • 2 bathrooms • cloakroom/wc • integral garage

## **Groom's Flat: 665 sq ft**

Hall • sitting room • kitchen • bedroom • bathroom

Stable block • store rooms • office with kitchen and wc

Extensive garaging • Gardens and grounds, paddock area

In all some 4.5 acres in total

Freehold for sale



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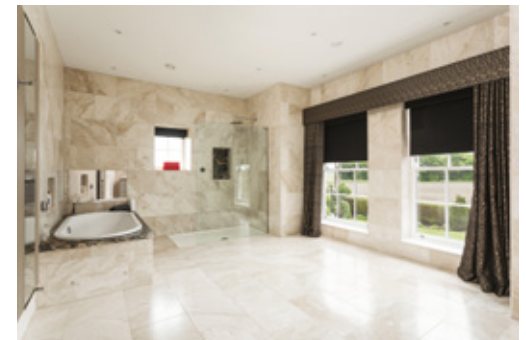


This contemporary country house in many respects offers the perfect package. It successfully blends Classical English architecture with a contemporary build and design that meets every need of the modern family, both inside and out. Home Farmhouse, together with newly renovated Birkin Lodge, provides substantial, versatile and unwaveringly glamorous living accommodation, seamlessly connected to the outside for large-scale entertaining. Extensive outbuildings and stables offer scope to run a business or create additional accommodation for multi-generational living. This remarkable property is ready for immediate occupation.

- Country house with significant ancillary accommodation
- Principal house offers more than 6500 sq ft of living space
- Superbly light & airy accommodation defined by high ceilings, palatial room dimensions and tall windows
- Energy efficient country house
- Sweeping terrace and extensive gardens and grounds
- South and west facing orientation at the rear
- Large plot surrounded by green belt countryside
- Equestrian – stable block and paddock
- Appealing edge of village location
- Rapid access to towns, cities and the national motorway network

As befits a property of this calibre, bespoke fittings and skilled workmanship are evident throughout. This includes stunning, full-height, multi-paned, timber sash windows, elegant cornicing, handsome fireplaces, panelled doors, and porcelain floor tiles with underfloor heating. A grand portico entrance opens to the reception hall which features a magnificent Hollywood style split staircase with an ornate balustrade.

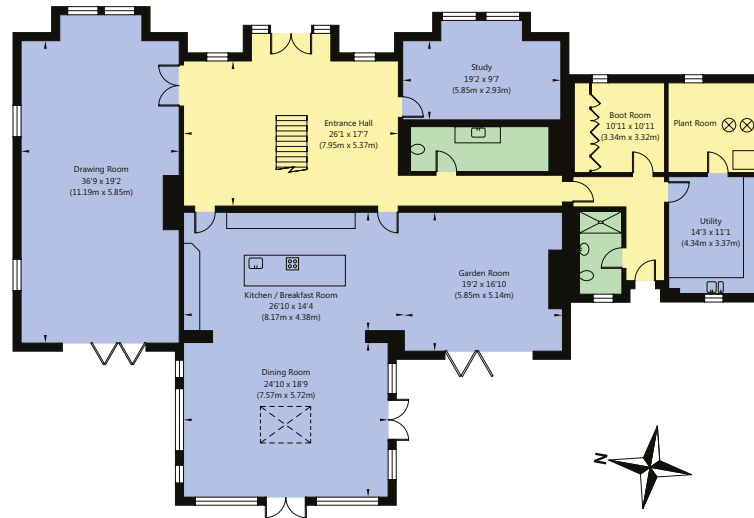
Double doors open to the 36 ft drawing room with an imposing stone fireplace housing an open



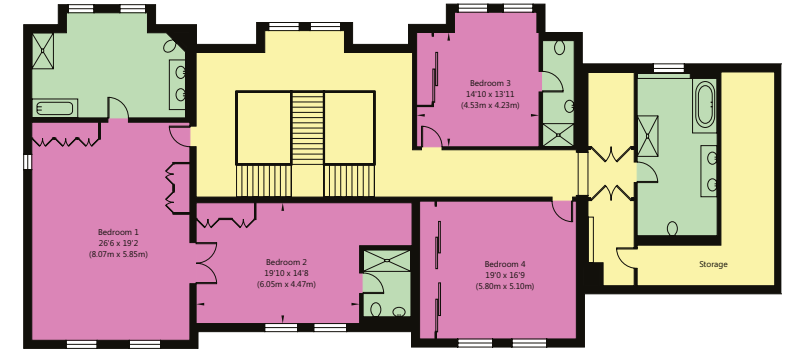
# Home Farm House, Roe Lane, Birkin, North Yorkshire WF11 9LR

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

fire and surrounded by wrought-iron club fender seating. The room is triple aspect and natural light floods both through the tall multi-paned sash windows and the bi-fold doors that open west to the garden terrace, providing long views across the garden. At the hub of the house is a superb open plan family space that spans nearly 50 ft in length and incorporates a kitchen breakfast room, garden room and dining room and has French doors as well as bi-fold doors opening onto the sheltered south and west facing terrace. The dining room has a roof lantern and full height glazing to three sides, and the sitting area/family room features a contemporary wall-mounted Stovax wood-burning stove. The bespoke kitchen is top of the range with integrated Miele appliances and Dekton Orix worktops; it includes soft close & handleless units, an island unit and breakfast bar with a hotwater tap, induction hob with downdraft extractor and two wine coolers. Alongside are all the requisite domestic offices appropriate to provide practical family and utility space. In addition, a superb study has a handsome pair of tall windows facing across the sweeping drive.



Home Farm House Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 3523 SQ FT / 327.29 SQ M



Home Farm House First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 3029 SQ FT / 281.36 SQ M

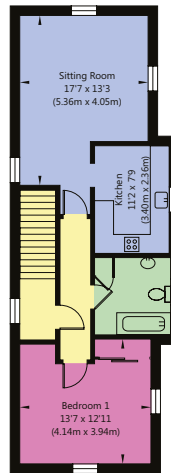
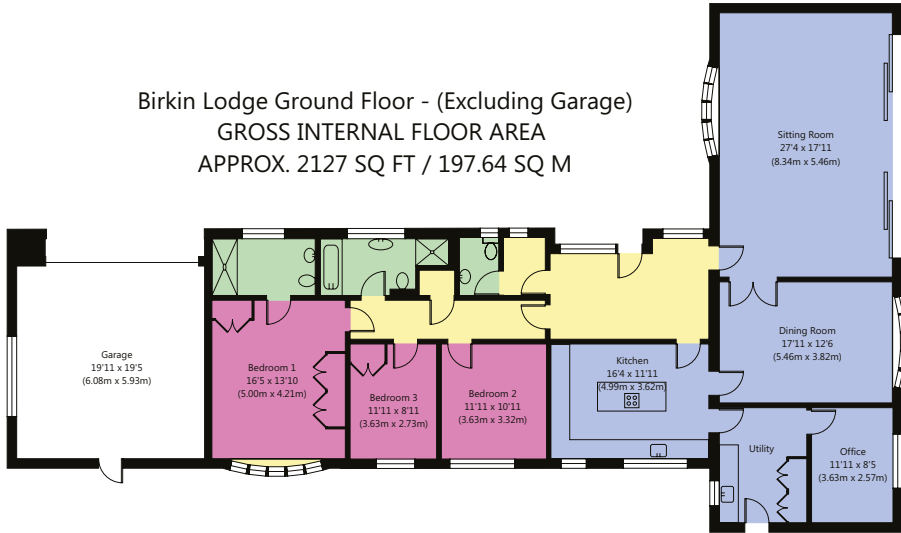
The bedrooms are accessed from the long galleried first floor landing. The impressive principal bedroom suite spans the width of the house, has fitted wardrobes and enjoys a fine outlook through west-facing sash windows across the garden and grounds. Its substantial en-suite bathroom is flooded with natural light through a pair of tall multi-paned windows and includes a mirrored radiator, ceiling speakers, floating double vanity unit, bath tub with wall-mounted TV unit as well as a walk-in rainfall shower with handheld shower head. There are two further bedroom suites with shower rooms and a further large bedroom. The family bathroom is fully tiled and includes a floating double vanity unit, a television concealed within a mirror and ceiling speakers. All bedrooms have bespoke fitted wardrobes and all bathrooms are luxuriously fitted to the highest specification.



# Birkin Lodge, Roe Lane, Birkin, North Yorkshire WF11 9LR

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Birkin Lodge Ground Floor - (Excluding Garage)  
GROSS INTERNAL FLOOR AREA  
APPROX. 2127 SQ FT / 197.64 SQ M



First Floor Flat  
GROSS INTERNAL FLOOR AREA  
APPROX. 665 SQ FT / 61.77 SQ M

Home Farm House – Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
80	83

Birkin Lodge – Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
54	70

# Birkin Lodge

This large, three-bedroom, two-bathroom ground floor property is set apart from the house and situated on the southern flank of the property. It has its own drive, parking and integral garage. Renovated to the same standard as the main house, Birkin Lodge has high end fittings throughout and its living accommodation extends to more than 2100 sq ft. The 27 ft sitting room includes a wood-burning stove housed in a

fireplace, a gently curved bay window to one side and wall-to-wall glazing on the southern elevation with sliding doors opening on to the garden beyond. There is a sleek modern kitchen with an island unit and breakfast bar as well as a separate dining room. Birkin Lodge would make an ideal house for dependent relatives or family members.



Birkin Lodge



Birkin Lodge

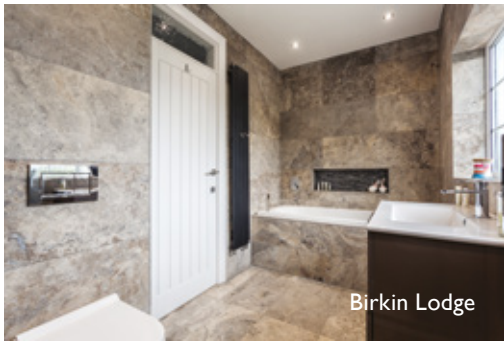


Birkin Lodge





Birkin Lodge



Birkin Lodge

## Outside and Outbuildings

The property is set back from the road and its perimeter is lined with mature trees, creating both privacy and shelter. The drive separates, one branch heading to Birkin Lodge and the other heading beneath the clock tower through electric, ornate wrought iron gates and onto a gravelled turning circle in front of the house. The turning circle has a central stone water feature and is flanked by lawns. To the side and rear is ample parking for cars as well as access to the stable block and garages/barns.

The gardens wrap around the house and predominantly lie to the south and west, enjoyed by the principal rooms. A raised terrace sweeps across the rear elevation, fitted with porcelain paving and enclosed by a low stone wall with a

frameless glass balustrade; it provides a sunny area ideal for relaxing, dining and entertaining. A flight of stone steps flanked by stone pillars descends to the sweeping manicured lawns scattered with mature clipped shrubs, established perennials and trees.

Behind Birkin Lodge is a kitchen garden area with a greenhouse and garden shed. Beyond lies a woodland walk and further stretches of lawn. The paddock area lies on the southern boundary and is part enclosed by post and rail fencing.

The property has extensive outbuildings including stabling that also offer significant potential for development. The garage can comfortably accommodate an HGV/horsebox with 4.3 metre door height and electric roller shutter door.

The Monarch Equestrian stable block includes seven stables, a grooming/wash area for horses, tack room, and utility/store room. The office has a fitted kitchen and separate wc.

The entire property is protected by electric gates, CCTV, external sensor lights and a video entry/security system.

## Environs

Birkin is an attractive village that lies southwest of Selby, close to the town of Knottingley. It has a popular café and grade I listed Norman church, and is particularly well located for rapid access to the A1M/M62 as well as multiple towns and cities across North and West Yorkshire. Knottingley Railway Station is under ten minutes' drive away, giving a regular service to Leeds, and Doncaster Railway Station can be reached in half an hour, where there is a regular mainline service to London Kings Cross. Selby railway station is also only eight miles away with excellent services to London.

**Tenure:** Freehold

**Services:** Mains electricity, water, private drainage. Underfloor heating

**Home Farm House:** Council Tax Band G, EPC rating C

**Birkin Lodge:** Council Tax Band, EPC rating E

**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:** North Yorkshire Council [www.northyorks.gov.uk](http://www.northyorks.gov.uk)

## 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.

**Viewing:** Strictly by appointment

**Directions:** The property lies to the north of the village, off Main Street on Roe Lane, some 200 metres up on the left hand side.

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## Groom's Flat

This self-contained flat is situated on the first floor of the stable block, accessed by an external staircase. It offers well-planned ancillary accommodation ideal for staff members or carers.





City

Country

Coast

