

Blenkin

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ESTABLISHED 1992



RYEDALE LODGE • NUNNINGTON • YORK





RYEDALE LODGE

Station Road, Nunnington, York
YO62 5XB

Hovingham 2 miles • Helmsley 6 miles
Malton 10 miles • Easingwold 12 miles
York 20 miles

**Exceptional country house
in the Howardian Hills with
glorious views across the
Rye Valley**

Entrance hall • 4 reception rooms • study
• conservatory • kitchen/breakfast room
• 2 wc/cloakrooms • boot room • plant
room

Principal bedroom suite with bathroom
• 5 further bedrooms • 5 en suite
bathrooms

1-bedroom annexe

Range of outbuildings

In all 4 acres

For Sale Freehold



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Ryedale Lodge is a substantial country house standing majestically in an elevated position with far-reaching views and no near neighbours. The property has an interesting history having been constructed in 1871 to serve as the station master's house, ticket office and waiting room on the rural Thirsk to Malton railway line. Under the guiding hand of the current owners, the entire property has been brought fully up to date in keeping with the property's railway heritage, transformed into a versatile country property of considerable character and style. Complete with an annexe, outbuildings, and four acres of gardens and grounds, Ryedale Lodge offers superb family living within striking distance of local amenities and just 20 miles north of York.

- Substantial country house
- Gloriously private yet very accessible
- Victorian property - full of character - not listed
- Versatile accommodation of more than 5500 sq ft
- Useful self-contained annexe
- Extensive gardens and grounds totalling 4 acres
- Elevated position - glorious views
- Howardian Hills AONB village

This period country house is characterised by large, light rooms, and the interiors have been beautifully styled with a nod to the property's railway heritage. Over 3800 sq ft of living accommodation is arranged over the ground floor, making the house ideal for large family events and entertaining. Ample utility spaces include a boot room, cloakroom, plant room and laundry/utility room as well as generous storage options on both floors all of which combine to offer practical solutions for family living.

The kitchen/breakfast room, which has ample space to accommodate a sofa, opens directly onto the sunny garden terrace and is illuminated by three large west facing sash windows. The hand-made kitchen includes an island unit, an Aga, granite work surfaces, integrated appliances and, alongside, a large utility room with larder cupboard. A formal dining room with boarded shutters on the tall sash window features a fireplace housing a cast iron basket grate. A series of elegant reception rooms, connected through double doors, culminate in the conservatory with three sets of French doors giving direct access onto the long garden terrace and surrounding gardens. The drawing room, formerly the waiting room, has restored floorboards and an elegant fireplace, and is awash with natural light from three aspects. Tucked away on the southern side is the cosy family room with a wide bay window and, at the front, is a study with an inset wood-burning stove.

The first floor is served by two staircases and has a large airing cupboard. There are five good-sized double bedrooms – all recently fitted with new carpets, along with the landing – and five en-suite bathrooms. The principal bedroom suite is situated on the southern wing and spans the depth of the house; it is triple aspect with wonderful views, two walk-in wardrobes and ample room to accommodate a sitting/dressing area. The bathroom includes a freestanding roll-top bath and wet room. A sixth bedroom with en-suite bathroom is situated on the ground floor.

The substantial ground floor annexe has a modern fitted kitchen, sitting room, and recently fitted bathroom including a bath with shower over and wash basin in vanity unit. There is parking behind and direct access to the garden at the front. It would suit a dependant relative and would work equally well as holiday let accommodation.

Outside

The house is approached via a long, tree-lined driveway, culminating in a carriage drive and large gravelled turning circle in front of the house and annexe. Here is an EV charger and ample space for parking.

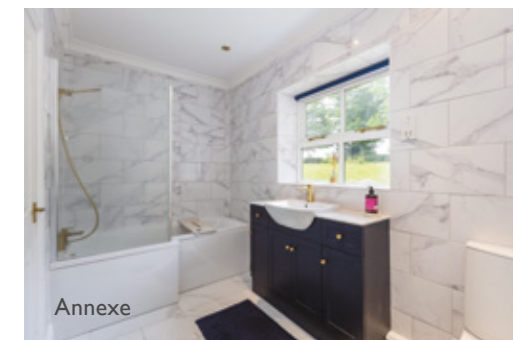
The gardens and grounds wrap around the house and predominantly lie to the north and south, falling away towards the Rye Valley with far-reaching views. Largely lawned but offering great variety, there are established broadleaved

trees, an area of wild meadow and a kitchen garden area with greenhouse. A particular feature is the former station platform, now a long, paved terrace providing a fabulous vantage point from which to enjoy the gardens; it connects to the kitchen/breakfast room and garden room, and enjoys superb 180-degree views.

The paddock lies on the eastern boundary and is enclosed by fencing with a timber field shelter. The embankment is mostly wooded and falls steeply to an area of flat grazing.



Annexe



Annexe

A former railway cutting has evolved into a wildlife tunnel and wooded walkway shielded by tall trees. Now an SSSI site (of geodiversity interest) it leads beneath the Victorian railway bridge at the southern end of the land, neighbouring the Estate.

Outbuildings

Outbuildings (formerly a coal depot) lie to the north of the house providing useful storage. They offer significant scope to develop into a garage block.

On the western boundary, next to the drive, is an historic 'weigh station' in need of renovation or development, subject to consents. It is brick-built with a slate roof and chimney.

Environs

Ryedale Lodge is situated on its own, half a mile outside the village, elevated with glorious views. Nunnington nestles on the banks of the river Rye and is known for its strong community. It is a cherished Ryedale village with a village hall, an historic church, a café, gallery and workspace

in a rural courtyard setting within Nunnington Studios, and Nunnington Hall in the care of the National Trust. There are many designated walks in the area and superb gastro pubs within a short distance, notably Michelin-starred The Star Inn at Harome. Nunnington lies next to the village of Hovingham with its village store, bakery, café and regular artisan market. Helmsley is a ten minute drive and Malton, Yorkshire's Food Capital, no more than twenty minutes'. Ampleforth College, Queen Mary's School, Ryedale School and Malton School are all within comfortable driving distance.

Tenure: Freehold

EPC Rating: E rating

Council Tax Band: G

Services & Systems: Mains electricity and water. Private water treatment plant.

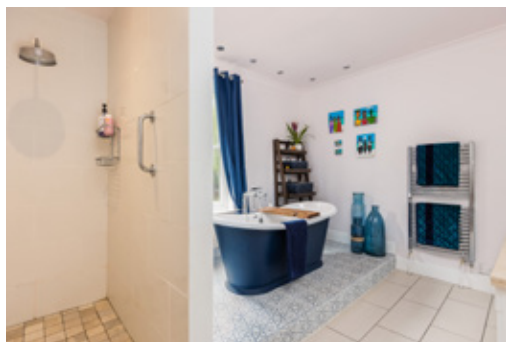
Fixtures & Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

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

Directions: to come ///strapping.dwarves.liberty

Viewing: Strictly by appointment

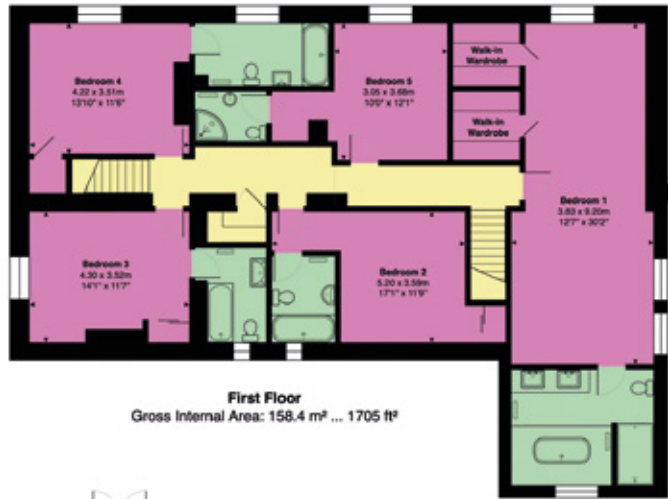
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Ryedale Lodge, Station Road, Nunnington, York YO62 5XB

Approximate Gross Internal Floor Area 5564 SQ FT / 516.9 SQ M

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

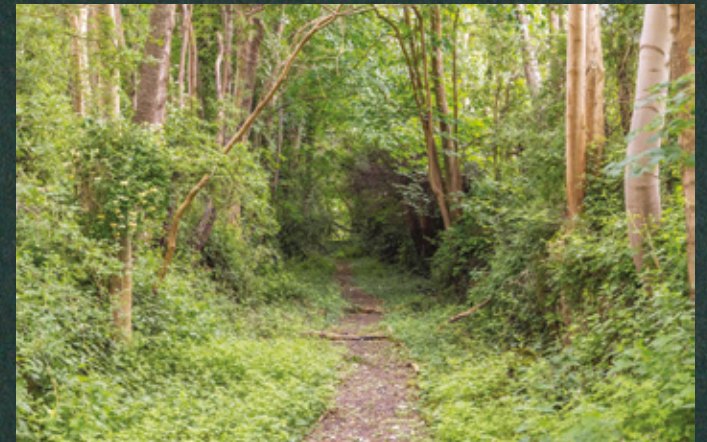


Energy Efficiency Rating

Very energy efficient - lower running costs

	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	40	
(1-20) G		
Not energy efficient - higher running costs		
		67

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City

Country

Coast

