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THE CROFT • CRAMBE • YORK



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THE CROFT

Crambe, York, North Yorkshire YO60
7JR

Malton 6 miles • York 10 miles
A1(M) 28 miles • Leeds 36 miles

**Attractive, detached village house
in a lovely setting with garage and
landscaped gardens**

Entrance and staircase hall •
cloakroom/wc • sitting room •
kitchen/dining/living room • utility room

Principal bedroom with en suite bathroom
• 3 further bedrooms • 2 further bathrooms
(1 en suite)

Garage and workshop/store • driveway •
front and rear walled gardens

For Sale Freehold

The Croft is a much-loved family home that has had just one owner since its construction in 2009. A bespoke modern house, its layout was skilfully designed to accommodate contemporary family life with a superb kitchen/dining/living room at its heart, lovely gardens on three sides and a large garage. Crambe is a charming village in the Howardian Hills, rural but accessible, lying between the thriving market town of Malton and the city of York.

- Handsome, double-fronted, detached, village house
- Accommodation of more than 2300 sq ft arranged over two floors
- Built 2009 and powered by green energy
- High spec fixtures and fittings throughout
- Landscaped gardens on all sides
- Large garage with workshop and ample private parking
- Idyllic village setting and far-reaching country views
- Howardian Hills AONB

Constructed of heritage brick under a pantile roof with ornate brickwork and a porch, this handsome property dates from 2009. Along with its lovely gardens it has matured to evoke a traditional house rooted in a timeless village setting. Behind the timber sash windows lies a modern and energy efficient house with solar panels, rainwater harvesting and high specification fittings; there are engineered oak floorboards, floor-to-ceiling picture windows, a handmade Howdens kitchen and contemporary Utopia bathroom fittings from Watermark in Malton.

The kitchen/dining/living room is a large and light room that extends some 32 ft providing ample room for a family-sized dining table and sofa.

The Howdens kitchen includes an island unit, granite worktops, Butler sink, island unit with breakfast bar and an electric Aga with gas hob. A door flanked by floor-to-ceiling windows opens to the lawned garden, and behind is a large utility/laundry room with useful cupboard space and a further door giving access to the covered rear terrace. The sitting room is triple aspect with French doors onto the lower garden and a wood-burning stove housed in a traditional stone fireplace with hearth. The central hall is generous in size with a traditional staircase rising to the first floor landing giving access to all four double bedrooms and house bathroom. The principal bedroom suite rises into the roof space with exposed beams, a garden window and full-height picture window giving views of the 11th century village church. Its bathroom includes a rooflight and large walk-in shower with rain-fall head. The second bedroom suite has two fitted wardrobes and a bathroom that also includes a walk-in shower with rainfall head. The two further bedrooms enjoy south-facing views to the Yorkshire Wolds and the house bathroom has a four-piece suite including a roll-top bath, walk-in shower and heated towel rail. A part-boarded loft offers scope for development, subject to consents.

Outside

A well-established hedge with wrought-iron garden gate entirely encloses the lovely south-facing front garden. A central pathway with stone steps connects the lower and upper lawns via a formal arrangement of clipped box hedging and lavender. There is a productive apple tree and both Pyracanthus and climbing rose adorn the front elevation. Two wrought-iron garden gates flank the front elevation giving access to the rear.

Environs

Crambe is a peaceful rural village in the Howardian Hills with an historic church, traditional red telephone box and some lovely walks along the picturesque, wooded valley. It conveniently lies a mile east of the A64 trunk road, making it highly convenient for the thriving market town of Malton, for the city of York and Leeds/A1M. The railway station at Malton provides a direct connection to the mainline services at York with direct services to London Kings Cross. Crambe sits on the brow of a hill

above the village of Kirkham with its Augustan monastic ruins on the banks of the river Derwent. Here can be found The Stone Trough public house, known for its fine dining and sunny terrace. Welburn is a nearby village with many local amenities including a café/bakery, primary school and garage, and Castle Howard with its superb farmshop lies only ten minutes' drive away. Private schooling options are excellent and include Terrington Hall, Ampleforth College, Pocklington and the independent schools in York.



Tenure: Freehold

EPC Rating: C

Council Tax Band: F

Services & Systems: Mains electricity and water. Oil central heating, LPG gas.

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.

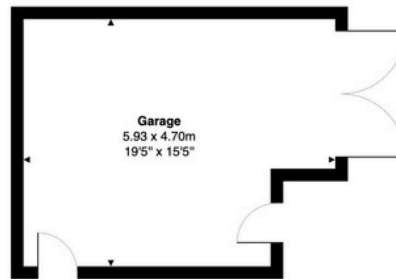
Viewing: Strictly by appointment

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.

Local Authority: North Yorkshire Council
www.northyorks.gov.uk AONB Howardian Hills

Directions: In the village, follow the road round past the church turning right onto the 'main street' and The Croft can be found about 100 metres down on the right, just past the thatched cottage. [///amicably.mailings.stuffing](mailto://amicably.mailings.stuffing)

The Croft, Crambe, York, YO60 7JR



Gross Internal Area: 25.6 m² ... 276 ft²



Gross Internal Area: 216.5 m² ... 2330 ft² (excluding garage)

All measurements are approximated for display purposes only and should be independently verified
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www.matthillier.co.uk



Ground Floor
Gross Internal Area: 107.8 m² ... 1161 ft²



First Floor
Gross Internal Area: 108.6 m² ... 1169 ft²

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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City

Country

Coast