

Blenkin

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ESTABLISHED 1992



STATION FARM • AMOTHERBY • MALTON





STATION FARM

Main Street, Amotherby, Malton,
North Yorkshire YO17 6UN

Malton 3 miles • Castle Howard 4 miles
Helmsley 13 miles • York 18 miles
Yorkshire coast 25 miles

Handsome detached Georgian house with stables
and land, in a village just outside Malton

Detached house: entrance hall
• 3 reception rooms • kitchen • utility
room • back kitchen/breakfast room
• staircase hall • shower room/wc
• 6 bedrooms • 4 bathrooms

Detached garage block: double garage
• 2 stores • office • wc

Detached stable block: 5 stables

4 paddocks

Gardens and grounds

In all some 4.5 acres

For Sale Freehold



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Station Farm is a particularly attractive, double-fronted house built circa 1830 of honey-coloured stone with a slate roof. Formerly a gentleman's farmhouse constructed of limestone hewn from the same exclusive quarry used by Castle Howard, the land has a connection to Brodsworth Hall Estate. The Georgian house comes with outbuildings, equestrian facilities and land, and offers a great deal of versatility and scope. It is offered for sale with no onward chain.

- Substantial, detached family house circa 1830 and not listed
- Elegantly proportioned rooms and abundant period features
- Accommodation is arranged over 2 floors extending over 3000 sq ft
- Versatile with potential for an annexe
- Garaging and outbuildings
- Equestrian property with stable block and paddocks
- Mature wraparound gardens and grounds
- 5 minutes' drive to Malton, half an hour to the city of York
- On the edge of the Howardian Hills, 4 miles from Castle Howard and close to the North York Moors

This high-status Georgian property retains a wealth of fine period features; these include multi-pane sash windows and window shutters, ornate ceiling roses, ornate architraves to doors

and windows, panelled doors with their original door furniture, wall panels, antique fireplaces, original fitted cupboards and a panelled staircase with polished handrail. Reclaimed solid mahogany floors have been laid, and where the original feature is absent, such as fanlights, faithful reproductions have been created by skilled craftsmen. A heritage joiner has restored the timber sash windows and a stonemason has repointed the front stone elevations.

The grand entrance to the house sits on the double-fronted southern elevation where double doors with fanlight open to a hallway laid with parquet flooring, flanked by two reception rooms. The hall continues to the drawing room which is a beautifully proportioned room, double aspect with a 12-pane sash windows, ceiling rose and marble fireplace. The sitting room is also double aspect with an oak floor, ceiling rose and Victorian open grate fireplace with marble surround. The dining room connects to the kitchen and comfortably accommodates a formal dining table; it has fitted cupboards, an oak floor, a tall sash window and a Georgian fireplace with marble slips. The country farmhouse kitchen/ breakfast room has space for a breakfast table and includes bespoke units, granite work surfaces, a Butler sink, integrated appliances and an oil-fired Aga; alongside is the utility room. A back kitchen, recently fitted with light oak floors, granite worktops and a double Butler

sink, and a secondary staircase leading to two of the bedrooms, together lend themselves to the creation of an east wing annexe, should it be required. The cloakroom has a high flush WC and doubles up as a useful ground floor shower room.

The first floor extends to over 1531 sq ft and is currently divided into six bedrooms, three of which have en suite bathrooms as well as a house bathroom. Three bedrooms have pretty fireplaces and the principal bedroom suite includes a bathroom with a roll-top bath. The glorious outlook east is across paddocks and farmland.

Outside

There are two gated entrances to the property, offering the potential for a carriage driveway. The main drive leads to the garage block on the north side of the property where there is a turning area and ample room to park six cars. The garage block has power and light, and includes a double garage, two stores, an office with south facing window and separate WC.

The gardens wrap around the house. Accessed from the kitchen and utility room is an open courtyard, a private and sheltered spot for enjoying morning sunshine, cabled for a hot tub. Immediately behind the house is a further terrace lined with herbaceous borders, accessed from the back kitchen, and providing an enclosed strip of leafy garden ideal for sitting out.

A separate functional area houses the wood store and oil tank.

The front/south elevation of the house has a sunny terrace and faces an area of lawn lined by mature shrubs and trees. A garden gate leads to the main stretch of rear garden, a sunny kitchen garden with gravel pathways and patio areas, raised beds and a greenhouse. Behind lies a strip of woodland that divides the garden from the paddocks.

Equestrian

The detached stable block and paddocks lie immediately behind the house and are accessed from secure gates outside the northern boundary of the property, via a right of way on a private road. Within the yard is a hay barn and timber shed. The stable block has water and power, and houses five stables, all currently in use. It was constructed with an eye on its potential to be developed into a bungalow, subject to permissions.

The four grassed paddocks are divided by post and rail fencing with a shelterbelt of trees on the western boundary, and lie adjacent to the church on the south. The paddocks have water and, in total, extend to about four acres.



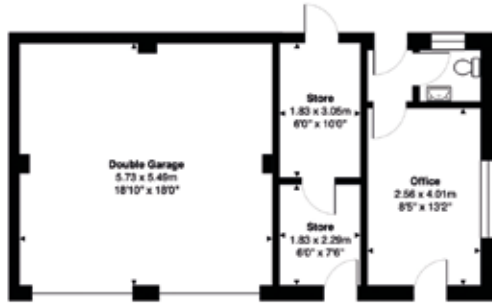
Station Farm, Main Street, Amotherby, Malton, North Yorkshire YO17 6UN

Approximate Gross Internal Floor Area

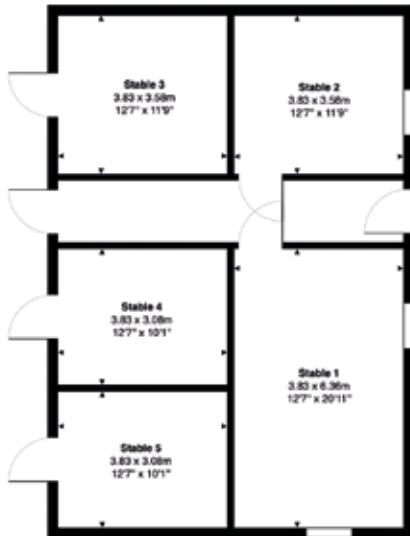
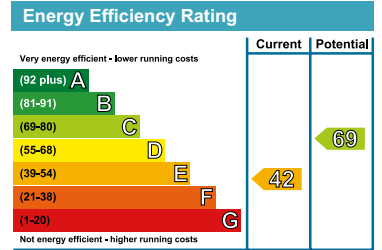
Main House: 3,041 SQ FT / 282.6 SQ M, Garage, office & stores: 613 SQ FT / 57 SQ M, Stable Block: 977 SQ FT / 90.8 SQ M

Total: 4,631 SQ FT / 430.4 SQ M

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



Garage, Office and Stores
Gross Internal Area: 57.0 m² ... 613 ft²



Stable Block
Gross Internal Area: 90.8 m² ... 977 ft²



Ground Floor
Gross Internal Area: 140.3 m² ... 1510 ft²



First Floor
Gross Internal Area: 142.3 m² ... 1531 ft²

Important notice 1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("Information") may be relied upon as a statement or representation of fact. Neither Blenkin & Co nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Blenkin & Co or the seller/lessor. **2.** Any photographs (and artists' impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. **3.** Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. **4.** Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given. **NB:** Google map images may neither be current nor a true representation. **Photographs, particular and showreel:** June 2024. Brochure by wordperfectprint.com

Environs

Amotherby is a village on the B1257 between Malton and Helmsley on the edge of an Area of Outstanding Natural Beauty. It has a popular primary school, village hall, church and the 'Queen's Head', a pub serving real ales along with a successful Cantonese restaurant and takeaway. Nearby Malton, known as Yorkshire's Food capital, is enjoying a resurgence of popularity underpinned by its excellent independent shops, cafes and restaurants, its monthly food market and nationally acclaimed festival. Its many amenities include a cottage hospital and railway station offering direct links to York and on to Leeds, London, Liverpool and Manchester Airport. Malton School is a highly regarded state school (Ofsted consistently good with 'Outstanding' sixth form) and Ampleforth College, Terrington Hall and the independent schools in York lie within easy reach.



Tenure: Freehold

EPC Rating: E

Council Tax Band: to come

Services & Systems: All mains services except gas. Zoned 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: North Yorkshire Council www.northyorks.gov.uk

Directions: Station Farm can be found on the eastern side of Amotherby Lane, almost opposite Meadowfield.

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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.





City

Country

Coast

