

Blenkin

& Co

ESTABLISHED 1992



CALLART HOUSE • GREAT EDSTONE • NORTH YORKSHIRE



Blenkin
& Co
ESTABLISHED 1992

 OnTheMarket.com

 PRS Property Redress Scheme



Priestley House, 36 Bootham

York, YO30 7BL

sales@blenkinandco.com

01904 671672

blenkinandco.com



CALLART HOUSE

Great Edstone, North Yorkshire
YO62 6PB

*Kirkbymoorside 2 miles • Pickering 8 miles
Helmsley 8 miles • Malton 12 miles
York 28 miles • Whitby 28 miles*

Pristine stone-built detached house with 3 paddocks with stabling and a substantial barn in all some 2.4 acres.

Entrance hall • open plan kitchen/dining/family room • utility room • sitting room • study • cloakroom

Principal bedroom with large en suite • 4 further bedrooms • one with en suite shower room • family bathroom

Detached single garage with part-boarded loft over

Gardens and land stretching to almost 2.5 acres • four stables • 11.5m x 6.5m concrete floored barn

For Sale Freehold

Callart House is a handsome modern detached property built of yellow stone sympathetic to its North Yorkshire village setting. Built in 2008 in a small development of four individual homes, the house benefits from outstanding uninterrupted views in every direction thanks to Great Edstone enjoying an elevated position within the Vale of Pickering.

- Smart detached stone-built house with almost 2.5 acres of land with barn and stabling
- Versatile accommodation extending to nearly 2600 sq ft
- Large open-plan triple aspect kitchen/dining room and lounge, ideal for family life
- Spacious principal bedroom and en suite bathroom with glorious views occupying the whole top floor
- 4 further bedrooms, one with en suite shower room
- Beautiful natural oak detail including doors, flooring and staircase
- Very well maintained and improved by the current owners
- Uninterrupted views towards the Howardian Hills, Yorkshire Wolds and North York Moors
- Peaceful village, just a 5 minute's drive to the nearest market town

Callart House stands at the far end of a generous gravelled courtyard set behind a low gated wall. The trickle of a waterfall from the front garden's lily pond accompanies you as you enter a large entrance hall through the smart front door. Turning immediately left, is the welcoming informal family area which spans the full width of the house, enjoying light from all directions. At the northernmost end is the kitchen with hand painted wooden cupboards and drawers, granite worktops, island unit, hob, wine



fridge and a Neff integrated double oven. In the middle of the room there is space for a large dining table, while at the southernmost end is a cosy lounge area with free-standing wood burning stove and French doors that open onto the south-facing front terrace. A very handy utility room with space for a washer and dryer leads from the kitchen and allows access to the back garden. It also houses a powerful Worcester gas boiler, only recently installed by the current owners, benefiting from a ten-year guarantee. Hive controls can be found on the ground and first floors to regulate the zoned heating system.

Returning across the oak-floored entrance hall, there is a downstairs cloakroom and then a more formal sitting room, which again spans the full width of the house and enjoys views over both the front and rear gardens. A wood burning stove set in an aged brick fireplace with oak mantle and stone hearth adds to the warm and welcoming atmosphere. To the eastern end of the house, leading from the sitting room, lies a good-sized study with ample loft space above.

On the first floor are three double bedrooms, and one single. The largest has the benefit of a large built-in wardrobe and an en suite shower room; all four enjoy glorious and expansive countryside views. The 4-piece family bathroom, including a walk-in shower and separate bath, completes the floor.

The second floor plays host to a most impressive principal bedroom suite. Spanning the full width of the house, this fabulous space enjoys spectacular views towards the north and east thanks to three extra-length Velux windows. Across from the bedroom is a small corridor with several substantial under-eaves cupboards and

a generous 4-piece bathroom with a free-standing bath and spacious wet-room area. This room benefits from under-floor heating.

Outside

At the front of the house is a south-facing courtyard garden with lily pond; the rear garden is mainly laid to lawn. A wide porcelain-tiled terrace has been laid in the past year which wraps around the eastern and northern sides of Callart House. In the corner of the rear garden is a timber gazebo providing useful space for entertaining and alfresco dining.

The 2.4 acres of land lie to to the north of the house and are accessed via a 5-bar gate from the gravelled drive. The land is divided into three paddocks, each with access to a fresh water supply. A small orchard with cherry, apple and plum trees lies on the eastern boundary. There is a block of three stables with 12 solar panels above which provide power for the stables and for the large 11.5m x 6.5m concrete-floored barn. The panels feed into the National Grid generating a small income on a 6 monthly basis for the current owners. A further stable and feed room can be found in the largest rearmost paddock.

A detached single garage, with ample boarded loft space above sits at the front of Callart House where there is also space to park two cars. A further dedicated parking space can be found at the far side of the shared courtyard.

Enviros

Great Edstone is a sought-after rural village with village hall, church and green and lies two miles from the small market town of Kirkbymoorside with essential amenities such as supermarket, shops, chemist, doctor's surgery and vet

practice. There are also several pubs and eateries. The North York Moors National Park, Howardian and Hambleton Hills, Yorkshire Wolds and east coast all lie within easy reach. The A64 and A170 main roads are a short drive away

giving swift access to the wider motorway network. Great Edstone also falls into the Ryedale School catchment area (OFSTED rating Outstanding).



Tenure: Freehold

EPC Rating: C

Council Tax band: G

Services & Systems: Mains electricity, LPG gas heating, mains drainage
Internet: Superfast fibre broadband (PLUSNET)

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

Directions: Heading east out of Kirkbymoorside on the A170, take the second turn on the right at the crossroads, signposted Great Edstone. Follow the signs to Great Edstone. After a mile, take the right turn and follow the road into Great Edstone. The property lies at the far of the village, turning left just after a large grey barn building. Callart house faces you on the left as you enter the large gravel courtyard. [What3words](http://www.what3words.com) [///tighest.names.than](https://www.what3words.com/#!/tighest.names.than)

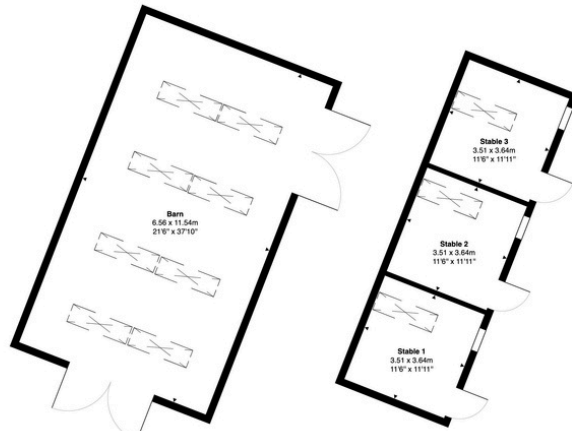
Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Callart House, Great Edstone, YO62 6PB



Gross Internal Area: 240.8 m² ... 2592 ft² (excluding stable 1, stable 2, stable 3, barn, stable 4, store, garage)

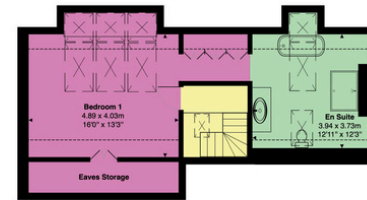
All measurements are approximated for display purposes only and should be independently verified
Copyright © 2024 Matt Hillier Photographer
www.matthillier.co.uk



Gross Internal Area: 75.7 m² ... 815 ft²

Gross Internal Area: 39.4 m² ... 425 ft²

Gross Internal Area: 17.2 m² ... 185 ft²



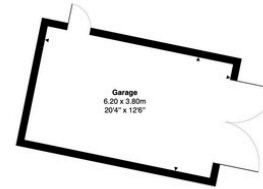
Second Floor
Gross Internal Area: 52.7 m² ... 567 ft²



First Floor
Gross Internal Area: 83.4 m² ... 897 ft²



Ground Floor
Gross Internal Area: 104.7 m² ... 1127 ft²



Gross Internal Area: 23.6 m² ... 254 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 no 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, particulars: July 2024



City

Country

Coast