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THE OLD ORCHARD • OSWALDKIRK • YORK



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THE OLD ORCHARD

Manor View, Oswaldkirk, York YO62 5XT

Ampleforth 2 miles • Helmsley 4 miles

Malton 11 miles • Thirsk 13 miles

York 20 miles • A1(M) 20 miles

Superb modern house in a commanding position facing south across the valley

Porch • entrance and staircase hall • cloakroom/wc • 3 reception rooms • study • kitchen/breakfast room • utility room

Principal bedroom suite with bathroom, 3 further bedrooms, 2 further bathrooms

Drive, double garage

Gardens

For Sale Freehold



The Old Orchard is a detached house, built to a bespoke design in 2002, and orientated to take full advantage of the glorious panoramic views that extend in a southerly direction across the valley. Although in the heart of the village, the house is discreetly positioned at the end of a long private driveway and enjoys considerable privacy. Its living accommodation is generous with large, light-filled rooms and the property includes a double garage and exceptional gardens and grounds.

- Detached family house surrounded by gardens and grounds
- Versatile accommodation totalling 2652 sq ft
- Detached double garage and ample parking
- Outstanding gardens and far-reaching views
- In the heart of an Howardian Hills village
- Convenient for local amenities and Helmsley
- A1(M) can be reached in half an hour

The internal layout works beautifully with a central hallway flanked by living rooms and kitchen/breakfast room, culminating in the garden room at the far southern edge of the house. This superbly proportioned room is ideal for entertaining with double height vaulted ceilings and tall picture windows flanking the

wood-burning stove. The windows are positioned to three sides and there are French doors opening onto the flagged terrace. Built-in cupboards and bookshelves span the entire internal wall. The study is fitted by Peter Thompson of York, and there is a formal dining room as well as a sitting room with electric fire and floor-to-ceiling windows providing south-facing garden views. The kitchen/breakfast room is double aspect and is comfortably able to accommodate a family-sized dining table. The bespoke pine kitchen units with granite worktops were fitted by Stirling & Jones of East Ayton and include a pull-out larder; there is an oil-fired Aga and Companion Aga, a range of integrated appliances and a ceramic sink; alongside is a utility/laundry room with stable door to the side garden.

On the first floor, the four bedrooms are all accessed from the landing, which has a large airing cupboard, and enjoy wonderful views, north and south. The large principal bedroom has a recently fitted en suite bathroom with underfloor heating. Bedrooms 3 and 4 have fitted furniture by Neville Johnson and bedroom 4 currently serves as a home office with a cabin bed. There is a part boarded loft with pull-down ladder.

Outside

Bespoke electric wrought iron gates open at the head of a gravelled drive that follows a retaining wall with colourful planting and terminates in front of the garage, with electric roller doors, power, light and water. In front of the garage is ample parking for turning and parking alongside the entrance porch. An external water supply is located on the north facing kitchen wall. The landscaped gardens and grounds encircle the house revealing a colourful variety of planting.

The sweeping, stone-flagged terrace with low stone wall and external power supply spans the back of the house and is situated to enjoy all-day sunshine and panoramic views. Behind lies the principal garden, south facing and gently terraced. Two flights of stone steps descend past expanses of lawn partitioned by shaped beds abundantly planted with established perennials and ground cover shrubs. There are scattered fruit trees and a copse of silver birch trees providing shelter and privacy. Far-reaching country views extend southwards across the Howardian Hills to Stonegrave Minster and in an southerly direction towards Gilling and York. On one side of the house, a trickling rill winds

through a vibrant rockery and on the other side are raised beds planted with ferns and hostas along with a log store. The whole is enclosed and very private.

Environs

Oswaldkirk village lies alongside the North York Moors National Park on the edge of an escarpment protected from the north by the steeply rising Oswaldkirk Hagg and with expansive views over the valley. Within the village is a thriving village hall and Grade II* listed church. A range of amenities are found in neighbouring Ampleforth including a village store, a public house, a primary school, medical centre and the renowned College. Further facilities are available at the nearby market town of Helmsley. Thirsk Railway Station runs a Grand Central service directly to London Kings Cross in about two hours as well as a TransPennine Express service to York, Leeds and Manchester Airport. The A1(M) gives access to the north and south with international airports at Leeds and Manchester. There is excellent state schooling and independent schooling that includes Terrington, Ampleforth College with options in York.



Tenure: Freehold

EPC Rating: F

Services & Systems: Mains electricity, water, drainage. Oil-fired central heating. Pressurised water mains system. TV sockets in all bedrooms. Security lighting on 3 elevations and a zoned alarm system with door monitors.

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.

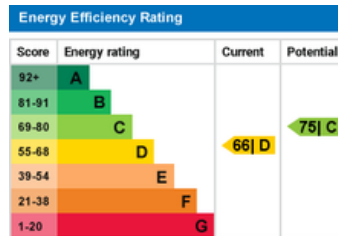
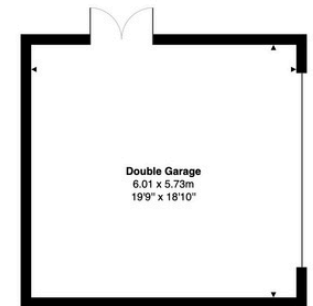
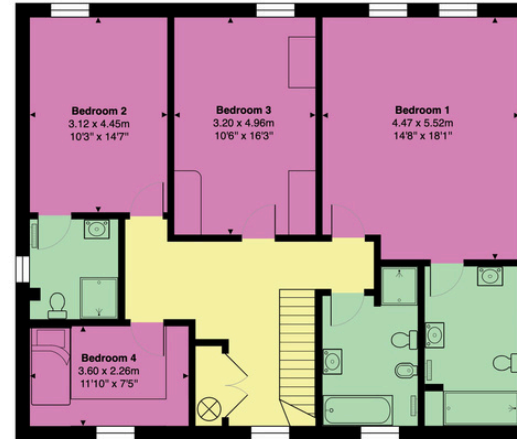
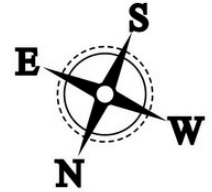
Local Authority: North Yorkshire Council www.northyorks.gov.uk
AONB

Directions: From Main Street take 'Manor View' and the long drive to the house lies immediately on your right hand side. [///brief.violinist.transfers](http://brief.violinist.transfers)

The Old Orchard, Manor View, Oswaldkirk, YO62 5XT



Gross Internal Area: 246.4 m² ... 2652 ft² (excluding double garage)
All measurements are approximated for display purposes only and should be independently verified
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City

Country

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