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RYMERS MILL • AMPLEFORTH • NORTH YORKSHIRE



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 PRS Property Redress Scheme



Priestley House, 36 Bootham

York, YO30 7BL

sales@blenkinandco.com

01904 671672

blenkinandco.com



RYMERS MILL

East End, Ampleforth, York
YO62 4DA

*Helmsley 5 miles • Easingwold 8 miles
Thirsk 20 miles • York 22 miles*

**Outstanding family house
converted from an eighteenth
century mill, located at the edge
of the village**

Hallway with back staircase • kitchen
and breakfast room • utility room •
drawing room • dining room • reception
hall with principal staircase • study • 5
bedrooms • 3 bathrooms

Range of outbuildings • garaging •
driveway • rear garden

For Sale Freehold



Rymers Mill is located at the head of the village within strolling distance of a range of local amenities. Its front elevation is an architectural understatement that exposes its mill heritage. At the rear, the property is visually a striking family house orientated southwards with far-reaching views across the valley. The house makes the most of its shielded position with all principal living rooms and bedrooms benefiting from its elevation and outlook. It has been skilfully restored and renovated in recent years and its interiors retain an authentic sense of the property's character and history. Along with its versatile layout, generous room sizes and functional domestic spaces come traditional outbuildings, garaging and a lovely, sunny garden. All combine to make Rymers Mill an outstanding village house with potential for further development should it be required.

- Outstanding conversion of a former mill circa 1760
- Detached period house, not listed
- Versatile living accommodation of more than 3500 sq ft
- High specification fixtures and fittings including kitchen and bathrooms
- South facing orientation at the rear
- Sheltered, sunny and private garden
- Superb range of traditional outbuildings
- Scope for further development subject to planning permission
- Glorious views south across the valley

Rymers Mill is a former working mill dating from 1760, originally known as 'The Haggin'. It was converted in the mid twentieth century and has been comprehensively updated in recent years and recently redecorated. Alongside the sympathetic renovations, it has retained many



fine architectural features including timber ceilings, original beams and joists, traditional panelled doors, sash windows, deep windowsills, window seats, handsome fireplaces and stone flags.

Together, the kitchen and breakfast rooms together create an appealing living space with a beamed ceiling, tiled floor and space to accommodate a family sized dining table. The hand-made fitted kitchen has integrated appliances, a butler sink, an oil-fired Aga and an electric oven with hob and fan. Alongside is a utility room, downstairs cloakroom/wc and rear hallway fitted as a boot room. The reception rooms are all elegantly proportioned with multi-paned sash windows facing south over the garden: the drawing room has a wood-burning stove housed in a stone fireplace; the reception/staircase hall is double aspect with original stone flags and a door to the garden terrace; and the dining room has a superb timber ceiling and wood-burning stove also housed in a stone fireplace. Within the east wing of the house and attached to the outbuildings is a large, double aspect, multi-purpose room currently serving as a study. The entire eastern wing of the property offers scope for further development on the first and second floors, subject to consents.

Upstairs, the five charming bedrooms all have high ceilings and two have en suite bathrooms. In addition, there is a generous-sized family bathroom that includes both a bath and shower; alongside is a dressing area with stair ladder rising to an attic space, ideal for storage and offering scope to extend. The second bedroom suite is set apart from the other bedrooms, making an ideal space for guests or as a principal suite with its own staircase.

Outside

This is a detached property with a garden gate at the front and a side lane on the eastern boundary providing vehicular access at the rear. From the lane, a five-bar gate opens to a gravelled driveway that sweeps in front of the barns/garaging. External lighting illuminates the parking and turning area. Abutting the house, a raised terrace of York stone flags follows the outline of the house providing multiple spots for dining al fresco. Two flights of mill stone steps descend to the lawned terraces which are lined with colourful herbaceous borders and have well-established shrubs and trees at the periphery. The whole is enclosed and south facing with far-reaching views between the canopy.

Outbuildings

The outbuildings flank the property and are attached to the house on the east. They embrace the house, providing shelter and privacy. Individually and together the outbuildings offer scope for development, subject to consents. Constructed of brick and pantile, they are currently arranged as a car port, garage, two stores and a workshop on the eastern boundary and two additional stores on the western boundary. The garage is two-storey with a staircase to a large first floor studio room.

Environs

The village enjoys a busy community life and is well served with amenities that include two primary schools, churches and a bus service as well as a village store/post office, GP practice, two pubs and a coffee shop. It is home to the eponymous co-educational public school and is surrounded by beautiful and well-wooded

countryside with public footpaths. The North York Moors National Park sits alongside, the market town of Helmsley is close by and within half an hour's drive is Thirsk railway station with its mainline service. The historic City of York lies

some three-quarters of an hour's drive to the south and its mainline station offers a regular service to London Kings Cross in under two hours.



Tenure: Freehold

EPC Rating: E

Council Tax: G

Services & Systems: Mains electricity, water and drainage. Oil central heating. Storage heaters Economy 7 in parts. Two separate heating and water systems. Superfast broadband cabled to the property.

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 into Ampleforth from the east, the property is the first in the village on the left hand side as the road gently descends around a bend. There is on street parking for visitors.

Rymers Mill, East End, Ampleforth, York, YO62 4DA

Ground Floor - (Excluding Outbuildings)
GROSS INTERNAL FLOOR AREA
APPROX. 1769 SQ FT / 164.32 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1775 SQ FT / 164.86 SQ M



Second Floor



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	44 E	55 D
21-38	F		
1-20	G		

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 3544 SQ FT / 329.18 SQ M - (Excluding Outbuildings and Attic Space)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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City

Country

Coast