

Blenkin

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ESTABLISHED 1992



ROSE HOUSE • NAWTON • NORTH YORKSHIRE



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Priestley House, 36 Bootham
York, YO30 7BL
sales@blenkinandco.com
01904 671672
blenkinandco.com



ROSE HOUSE

High Street, Nawton YO62 7TT

*Helmsley 3 miles • Kirkbymoorside 3 miles
Malton 15 miles • York 25 miles*

**Period country house with
traditional outbuildings and
outstanding gardens and
grounds**

Entrance lobby and staircase hall • three
reception rooms • garden room •
kitchen/breakfast room • pantry • utility
room • playroom • snug • boot room •
cloakroom/shower

Principal bedroom suite with dressing
room and shower room • four further
bedrooms • study • two bathrooms •
linen room • attic store

Range of outbuildings and stores

Landscaped gardens and wooded
grounds

In all some 3.6 acres

For Sale Freehold

Rose House is discreetly located within the heart of the village and yet offers all the benefits of a period country house with gardens on all sides and the land sitting behind. The glorious front elevation of the house faces south across formal gardens, entirely concealed from the winding village street with its attractive vernacular architecture. The privacy is striking and has provided the current owners with the opportunity to create delightful gardens that can be enjoyed from the principal rooms of the house. This enticing package includes traditional outbuildings, a large field with separate access and a smaller woodland field. A range of local amenities lies within strolling distance and the property is convenient for the neighbouring market towns of Helmsley and Kirkbymoorside.

- Mid eighteenth-century house, Grade II listed
- Versatile accommodation of 4474 sq ft arranged over three floors
- Heating from renewables and an EV chargepoint
- Range of outbuildings totalling 797 sq ft
- Equestrian potential - field/paddock with field shelter
- Private setting with views to Nunnington Bank and the Yorkshire Wolds
- Local village amenities include an Outstanding' secondary school
- Midway between Helmsley and Kirkbymoorside, 40 minutes' drive to York

Rose House dates from the mid-eighteenth-century and is constructed of limestone with raised quoins, a steeply pitched pantile roof and brick stacks. It was extended in the early part of the nineteenth-century. The property boasts a number of fine features including exposed beams, window shutters and window seats, traditional cupboards, panelled doors with brass



door furniture, an antique bread oven, fireplaces on two floors, ornate Victorian floor tiles, a closed-string staircase and 12-pane sash windows with panelling. There is underfloor heating throughout most of the ground floor.

The principal rooms span the southern elevation of the house with an outlook across landscaped gardens. The drawing room is beautifully proportioned with window seats, a recently fitted Burley Hardwick wood-burning stove and an oak floor that continues through the garden room. This strikingly modern garden room has a built-in speaker system, floor to ceiling glazing and double doors that open onto the wraparound York stone terrace. The kitchen/breakfast room with its long window seat provides ample room for a family-sized kitchen table. There are fitted kitchen units, granite work surfaces, integrated appliances and a range cooker with gas hob and electric oven. The kitchen is supported by a separate pantry and large utility/laundry room. The formal dining room has a multi-fuel stove on a stone flagged hearth, window seats and shutters, original recessed shelves as well as wall-to-wall bookshelves and storage cupboards. The snug and playroom are versatile rooms with the original bread oven inbetween.

The five bedrooms are arranged over the first and second floors. The principal bedroom has elegant proportions, a pair of tall sash windows each with a window seat, a cast iron fireplace and traditional recessed cupboard; alongside is an en-suite dressing room and shower room. There are four further double bedrooms and two bathrooms. On the top floor are bedrooms 4 and 5, with vaulted ceilings, rooflights and gable windows, and a large attic store.

Outbuildings

The long stone outbuilding is divided into three parts: the garage, the stable and a workshop at the rear with up & over door. The timber store with corrugated roof is detached and divided into three parts.

Attached to the house, the former cow byre is now used as a garden tool store.

Within the larger field is a field shelter currently used for log storage.

Outside

An electric gate on High Street opens to a cobbled forecourt, with parking for three cars and an EV chargepoint, and a cobbled 'street' that leads in between the outbuildings and house to the kitchen garden and the field beyond. The kitchen garden has eight raised beds planted with an established asparagus bed, fruit bushes, raspberry canes and vegetable beds. A five-bar gate opens to the paddock (2.02 acres/0.82 hectares) with field shelter and parkland trees including a majestic old oak tree, sweet chestnut and tulip tree. In October 2023, the paddock was drilled with a heritage mix of wildflowers.

A terrace of York stone flags abuts the south and west elevation of the house, facing the formal gardens. The gardens extend to half an acre and are designed in a series of connecting rooms: a parterre garden structured with clipped box hedging; a manicured lawn lined with yew hedges and, facing the garden room, a remote-controlled, cascading water feature illuminated by spotlights; a colourful gravel garden with drought tolerant plants including a thyme bed and with a productive fig tree; an orchard with plum, apple, cherry and quince trees underplanted with spring bulbs including snake's

head fritillaries; and a wildlife garden with a large lily pond edged with native planting and home to newts, dragonflies, damselflies, frogs and toads. Beyond a copse of silver birch trees, a gate opens to the rewilded field with mown paths winding through native woodland (0.57 acres/0.12 hectares). The far western boundary of the property is lined with broadleaf trees and a five-bar gate provides a secondary access via Howdale Lane. The formal gardens and vegetable beds have an automatic irrigation system and are enclosed by rabbit proof netting.

Environs

Rose House enjoys a rural setting with far-reaching views. A bridleway passes the property just beyond its western boundary that gives direct access to a wide network of local walks. The village of Nawton lies on the edge of the

North York Moors, just a few minutes' drive from Helmsley. The village itself is set along a broad main street and is particularly well-served with amenities including the Rose & Crown pub, a primary school, village hall, Fusion Spice restaurant, a recreation ground with playing fields (cricket, football, tennis) and Ryedale School, an 'Outstanding' secondary school. The village is on a bus route, and lies close to the market towns of Helmsley, Kirkbymoorside and within comfortable distance of Malton and Thirsk, from where there are regular train services to York with its mainline connection to London Kings Cross and Edinburgh. There are collection and drop-off services in the village for Ampleforth College (eight miles away), for Terrington Hall Prep School (ten miles away) and for York College.



Tenure: Freehold

EPC Rating: D

Council Tax Band: G

Services & Systems: Mains services: electricity, gas, water and drainage. Mains fire alarm. Wood pellet boiler and mains gas connection pipework for easy reinstallation of a mains gas/hydrogen boiler. 40Mbps superfast broadband with fibre-to-home scheduled to be available shortly.

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

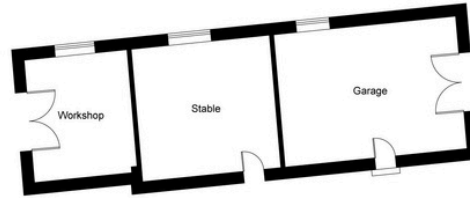
Directions: Head up High Street from the A170 village road and Rose House is some 200 yards on the left .

What3words

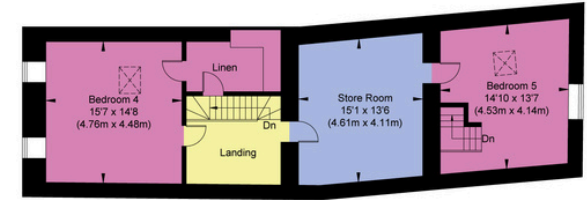
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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Rose House, High Street, Nawton, York, YO62 7TT



Outbuildings
GROSS INTERNAL FLOOR AREA
APPROX. 797 SQ FT / 74.01 SQ M



Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 938 SQ FT / 87.10 SQ M



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1922 SQ FT / 178.58 SQ M
(Excluding Tools)



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1614 SQ FT / 150.0 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 5271 SQ FT / 489.69 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.

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, particulars: July 2024



City

Country

Coast