

Blenkin

& Co

ESTABLISHED 1992



THE GRANARY • WHENBY • YORK



Blenkin
& Co
ESTABLISHED 1992

 OnTheMarket.com

PRS Property Redress Scheme



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

blenkinandco.com



THE GRANARY

Whenby Lane, Whenby, York
YO61 4SF

*Sheriff Hutton 2 miles • Stillington 6 miles
Easingwold 8 miles • York 13 miles*

**Outstanding period barn
conversion in a remarkable
setting enjoying elevated views
over its own land**

Entrance and staircase hall • wc •
drawing room • sitting room •
kitchen/dining/living room • pantry •
utility/boot room • laundry room • study

Principal bedroom suite with dressing
room and bathroom • 3 further
bedrooms all with en suite bathrooms

Triple garage • landscaped gardens •
pasture land

In all some 5 acres

For Sale Freehold

The Granary enjoys a tranquil location on the brow of a hill with a glorious outlook across open countryside towards the Howardian Hills. This architect-designed conversion of a traditional stone barn successfully blends traditional features with contemporary flourishes. Flooded with natural light it has high vaulted ceilings in many of the rooms and bifold doors open south and west on to the sheltered and private sunlit garden courtyard. To the front of the property are five acres of luxuriant pasture land stretching north to the hills beyond.

- Detached stone barn conversion with land
- Over 2800 sq ft of versatile accommodation arranged over two floors
- High end contemporary fixtures and fittings
- Four bedrooms, all with en suite bathrooms
- Versatile accommodation including two ground floor bedroom suites
- Kitchen with electric, dual control Aga and NEFF integrated appliances
- Elevated and overlooking its own land
- Glorious, rural setting on the edge of the Howardian Hills
- Rural yet accessible, just outside Sheriff Hutton and close to York

Constructed of stone and pantile, this superb rural property was renovated in 2020 using high specification fixtures and fittings throughout, including underfloor heating. Through a sympathetic programme of renovation and restoration the authentic character of the building has been retained with original exposed beams and trusses, granary steps, stonework and brickwork. Fireplaces have been added, there is a staircase with a polished walnut handrail and bespoke handmade cabinetry has been fitted

in the kitchen, pantry, boot room and dressing rooms.

The kitchen/dining room is a superb 31ft living space, west facing with bifold doors along its entire length and illuminated further by sky lights. The room has a beautifully crafted kitchen with island unit and breakfast bar, and is comfortably able to accommodate a family-sized dining table and a sitting area alongside the contemporary, mounted fireplace. In addition there is a sitting room, drawing room with log-burning stove and study. Over the ground and first floors are four bedrooms, each with an en suite bathroom.

Outside

The house is set behind a well-established Portuguese Laurel hedge within which bespoke, automatic, timber gates open to a gravel drive providing parking and access to the triple garage. The oak-framed garage has power, light, an EV charging point and a large storage area to the first floor. Gravel pathways sweep around to the main entrance of the house past the circular lawn and abundantly planted shrubs providing a formal structure and year-round colour. An espalier high hedge lines the reclaimed brick wall providing screening and shelter. To the front is a garden predominantly laid to lawn with an herbaceous border and climbers abutting the house. Granary steps rise to the principal bedroom. Directly across the village lane lie five acres of pasture land all stock fenced and overlooked by the house.

Environs

Whenby is a small, rural village with a Grade II* medieval church (redundant), red post box and traditional telephone box. It lies within

truly wonderful countryside just north of York and east of the Howardian Hills. In neighbouring Sheriff Hutton there is a highly rated village primary school, church, post office/general store, garage and a public

house. Terrington Preparatory School lies some ten minutes' drive away. Thirteen miles to the south is York Railway Station with its regular railway service to London Kings Cross.



Tenure: Freehold

EPC Rating: D

Council Tax Band: G

Services & Systems: Mains electricity and water, private drainage, LPG central heating. Water-based underfloor system on the ground floor, radiators on the first floor. Fibre broadband to the property. Alarm and CCTV.

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: From York, head to Sheriff Hutton and take the road to Whenby. The Granary can be found before the village, on the left hand side of Whenby Lane and on the brow of a gentle hill.

The Granary, Whenby, YO61 4SF



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2829 SQ FT / 262.82 SQ M
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
www.exposurepropertymarketing.com © 2021

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	77 C
39-54	E		
21-38	F		
1-20	G		

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