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ESTABLISHED 1992



THE ROOKERY • ALLERTHORPE • YORK





THE ROOKERY

Main Street, Allerthorpe, York,
East Riding of Yorkshire
YO42 4RW

*Pocklington 1½ miles • Market Weighton 7 miles
York 13 miles • Beverley 18 miles • Hull 24 miles
Yorkshire coast 30 miles*

**Distinguished and elegantly
appointed Regency house with
a south-facing walled garden**

Entrance hall and cloaks room • sitting
room • drawing room • dining room •
kitchen/breakfast/living room • utility/
laundry room • cloakroom/wc

Principal bedroom suite with bathroom •
2 further double bedrooms • house
bathroom

Parking for up to 3 cars • shed

Landscaped walled garden

For Sale Freehold



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The current owners have skilfully updated and restored The Rookery, retaining the architectural integrity of the early nineteenth century architecture and creating bespoke interiors with a refined and sophisticated finish. An array of period features abounds including the principal entrance, a sweeping staircase, magnificent fireplace and ceiling mouldings. Sitting in the heart of this popular village, the property offers luxurious living alongside accessibility; not only is Pocklington on the doorstep but so are two golf courses, a lakeland park, nature reserve and the York-Hull trunk road that provides rapid access east and west.

- Regency house with south facing walled garden
- Dates from the 1800s and Grade II listed
- Restored and renovated to an exceptional standard
- Accommodation arranged over two floors, extending to 2630 sq ft
- High ceilings and generous rooms on both floors
- Walled garden, south-facing and elegantly planted for easy maintenance
- Private off-street parking
- Close to the market town of Pocklington, convenient for York

The Rookery forms the western end of what was once Allerthorpe Hall, a brick and slate country house built by Charles Stanley in 1802 and enlarged during the nineteenth century. During the 1950s, the Hall was divided into three substantial dwellings, a successful arrangement that has stood for nearly 100 years. Under the guiding hand of the current owners, The Rookery has undergone a sympathetic programme of renovation that includes the painstaking restoration of many historic features. Moreover, authentic replacements have been sourced or handcrafted in a determination to be faithful to the original building. There are towering ceilings, tall sash windows heavy panelled doors



with brass knobs, architraves, wall panelling, matured oak floorboards, magnificent fireplaces and ornate moulding. Alongside the building's historic interest, the property has been upgraded to create a luxurious home with high end fittings that include reclaimed cast-iron antique radiators, Carrara marble countertops, elegant light switches, deVOL taps and Fired Earth tiles. Copper pipework has been installed throughout and the interior has been decorated using an early Georgian colour palette by Farrow & Ball.

The front porch with panelled front door gives access to a cloaks/boot room with bespoke fitted cabinetry, east-west windows with boarded shutters and Fired Earth floor tiles. Glazed doors open to the sitting room where two tall windows with half-boarded shutters and deep window seats provide a view over the drive to the parkland field beyond. Below the coffered ceiling with its geometric pattern is a striking

Georgian pillared fireplace housing a wood-burning stove. A panelled half-glazed door with arched transom window opens to the dining room which has an oak floor and provides access to the garden through French doors beneath an arched fanlight. At the heart of the house is the magnificent drawing room. This beautifully proportioned room features a deep square bay providing panoramic views across the walled garden, a dramatic decorative coffered ceiling and a hand-carved stone fireplace. In addition, the original oak floor has been restored and there is wall panelling and bespoke built-in cupboards and shelving. The 27 ft long kitchen/breakfast/living room sits within the extension and has two skylights and French doors with sidelights opening south. The handcrafted kitchen includes granite worktops, two sinks, integrated appliances and a deep cupboard with bifold doors that houses the central heating boiler and pressurised tank.

Alongside, the large utility room has underfloor heating and is fitted with bespoke laundry/utility cupboards and a Shaw's sink with deVOL taps.

The stunning Regency staircase with shallow treads and a dark wood handrail culminating in a swirling volute rises to the first floor, passing a tall arched window on the half landing. The principal bedroom suite is of generous proportions, has a pair of windows facing south across the garden, the original oak floor and a fireplace with a Carrara marble surround. The en suite shower room has sanitaryware from The Cast Iron Bath Company and includes a walk-in shower, Burlington wc and marble countertop with basin. Also on the first floor are two further double bedrooms, one with deep fitted wardrobes and one with a newly laid sisal carpet and full-height boarded shutters. The shower room is tiled with a basin and Hudson Reed taps.

A hatch with loft ladder gives access to a small storage space, boarded with Velux windows.

Outside

The gravel drive sweeps in front of the house and former garage providing ample private parking for multiple cars. Jacquemonti birch trees within yew hedging line the eastern boundary of the property. In the process of being fitted is a 6 ft x 12 ft timber shed; it will sit on the drive in front of the fence and be hidden over time by hedging. An artist's sketch can be made available to demonstrate how the entire frontage will look.

At the rear, spanning the width of the property, is a landscaped, high-walled garden with a secure gate providing separate access. It is beautifully designed with colourful shrubs as well as fig and olive trees and espalier

Portuguese laurels on all three walls. The lawn is encircled by clipped box hedging and abundantly planted borders, and a winding York stone path leads to a corner terrace sheltered by a hand-built pergola adorned with David Austin roses and clematis. Two gravelled areas, one bordered with wrought-iron railings are both accessed via French doors and enjoy sunny south facing positions.

Environs

Allerthorpe is a highly regarded village characterised by wide green verges. At its heart is The Plough Inn, a country pub that dates back to the early 1800s, a village hall and twelfth century St. Botolph's Church. The village is well situated for local amenities with woodland and a nature reserve as well as Allerthorpe Golf & Country Park and Allerthorpe Lakeland Park all within a mile or so. The market town of Pocklington, a few minutes' drive away, offers a range of amenities including high-quality independent retailers, supermarkets, state and independent schooling, parkland gardens and a thriving arts centre.



Beyond lie the Yorkshire Wolds. The nearby A1079 trunk road provides easy access to York, Leeds, Beverley and Hull, and Howden Railway Station, some fifteen miles to the south, provides a direct route to London Kings Cross.

**The Rookery, Main Street, Allerthorpe, York,
East Riding of Yorkshire YO42 4RW**

Approximate Gross Internal Floor Area 2630 SQ FT / 244.25 SQ M

For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.

Tenure: Freehold

EPC Rating: Listed Grade II

Council Tax Band: E

Services & Systems: All mains services. Gas central heating. Pressurised water. Wired-in smoke detectors.

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.

Local Authority: East Riding of Yorkshire Council www.eastriding.gov.uk

Directions: Coming from Pocklington, the entrance to the property is on the left, just after a left hand bend, almost opposite the pub. **What3words:** ///speeded.abundance.louder

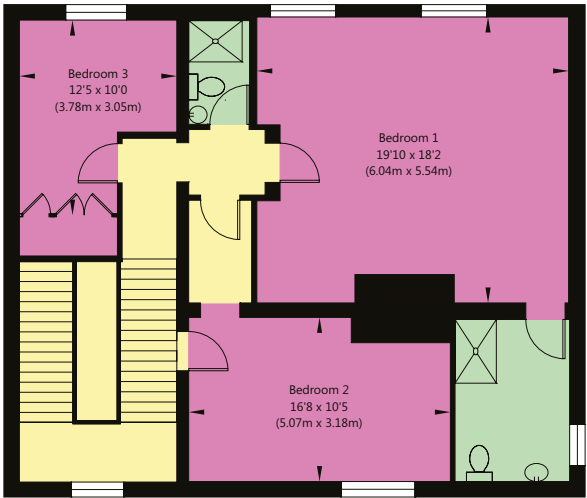
Viewing: Strictly by appointment

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.



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1601 SQ FT / 148.69 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1029 SQ FT / 95.56 SQ M

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City

Country

Coast