

Blenkin

& Co

ESTABLISHED 1992



THE COACH HOUSE • TERRINGTON • YORK





THE COACH HOUSE

South Back Lane, Terrington, York,
YO60 6PX

Malton 7 miles • York city centre 15 miles
Yorkshire Coast 33 miles • Leeds 43 miles

**Georgian house with walled
garden and garaging, tucked
away within a charming
Howardian Hills village**

Hallway • cloaks/boot room • separate wc
• kitchen/breakfast room • dining room
• sitting room • study

Principal bedroom with en suite bathroom
• bedroom 2 • bedroom 3/dressing room
• house bathroom

Greenhouse • outbuilding/utility room
with gardener's wc • log store • double
garage/workshop

Driveway • walled garden

For Sale Freehold



Blenkin
& Co
ESTABLISHED 1992

Believed to date from the late eighteenth century and now fully restored and renovated, The Coach House has the singular advantage of being tucked away from the main village street and bounded by lofty walls contemporaneous to the house. Constructed of stone, this unique property, which offers characterful living accommodation, comes with a walled garden, detached stone outbuilding and a large garage/workshop. Terrington is a much-loved village in the Howardian Hills close to the thriving market town of Malton and just half an hour's drive from the historic City of York.

- Detached Georgian house
- Versatile accommodation of some 1835 sq ft arranged over two floors
- Secure walled garden to three sides
- West facing position
- Outbuilding, garaging and driveway parking
- Short stroll to village amenities including a school and store
- Situated in some of Yorkshire's most glorious countryside
- Convenient for Malton and York

Formerly a coach house belonging to the neighbouring 'The Lodge', this property has been skilfully renovated, retaining some fine period features within its deep stone walls including restored ceiling beams and trusses. Its interiors are enhanced by high quality fittings such as traditional oak doors, architraves, skirtings, cupboards, wardrobes and floors along with a

bespoke kitchen and contemporary bathroom fittings. There are timber sash windows along with striking arrowslit windows, and underfloor heating has been fitted throughout the entire ground floor with cast-iron column radiators on the first floor.

An impressively wide entrance door opens to a hallway that gives access to the kitchen/breakfast room and dining room. The kitchen/breakfast room is double aspect and part double height with exposed ceiling beams and deep sills. The bespoke Charles Yorke fitted kitchen with its ornate cabinetry includes a breakfast bar, oak and granite worktops, integrated Miele appliances (including dishwasher and large fridge), a double Butler sink and Falcon range cooker with gas hob and electric oven. The island unit comes with a sink and Quooker tap, integrated microwave and freezer. The Travertine tiled floor continues seamlessly to the dining room which is illuminated by two west-facing windows and has a wide doorway connecting to the garden; it comfortably accommodates a large, family-sized dining table. Off the hallway is a useful cloakroom housing a cupboard with the underfloor heating manifold, and a separate wc with vanity unit and cupboard containing the hot water tank. The sitting room is an elegant and well-proportioned room, part double-height with wide oak floorboards, French doors to the garden and featuring a Stovax dual-fuel stove within a brick-built fireplace. At the far

end of the house is the study/home office, which would serve equally well as a snug or occasional bedroom. It has a drop-down ladder to a large boarded-out storage loft with light.

On the first floor, the principal bedroom has hand-made fitted wardrobes crafted in oak with cupboards, shelving and mirror doors. Steps lead down to the en-suite shower room, updated three years ago. It includes an underfloor electric heat mat, a Japanese style 'super toilet', vanity unit, walk-in shower, heated towel rail and a concealed storage unit that spans the length of the room. The second bedroom, also a double with a lovely view of the walled garden, has fitted oak cabinetry, plus loft hatch. The third bedroom with its south-facing window and oak cabinetry currently serves as a dressing room. The family bathroom has a contemporary three-piece suite including a corner shower and floating sink as well as an underfloor electric heat mat and heated towel rail.

Outside

Bespoke Iroko electric gates open to the property which is ideally orientated with the house facing due west. The gravelled drive sweeps around two sides, providing an ample parking and turning area and giving access to the outbuilding and garage. Two flights of shallow stone steps rise to the expansive area of lawn bounded by lofty mellow walls on two sides and adorned

by colourful shrubs and climbers. The gravelled terrace extends across the front of the house to the northern boundary where there are two raised vegetable beds and a greenhouse on a paved al fresco terrace. There is outdoor lighting, an outside tap and an EV charging point.

Outbuildings

A detached stone outbuilding with stable door, window, original beams and separate gardener's wc is fitted out as a utility/laundry room with electric radiator. The detached modern double garage is currently used as a workshop with power and light, has concrete floors, mezzanine storage, electric door as well as a side door.

Environs

Terrington is a highly regarded village in the Howardian Hills, an Area of Outstanding Natural Beauty. The village has a church, doctors' surgery, primary school, stores & tearoom, Terrington Hall prep school and an active village hall with popular pop-up pub. The nearby market town of Malton, 'Yorkshire's food capital', has a railway station with regular services to York, Leeds and beyond. At York the mainline railway station connects to London in under two hours. Castle Howard, with its farm shop and garden centre lies some four miles away, and York is comfortably reached by car in half an hour.



The Coach House, South Back Lane, Terrington, York, YO60 6PX

Approximate Gross Internal Floor Area 1841 SQ FT / 171.0 SQ M - (Including Outbuildings)

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: D (we understand that the property falls within the curtilage of a listed building).

Council Tax Band: F

Services & Systems: Mains electricity, water, drainage. Underfloor heating throughout ground floor. LPG gas central heating – tank buried in garden. Superfast broadband 80Mbps. Comprehensive security system 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.

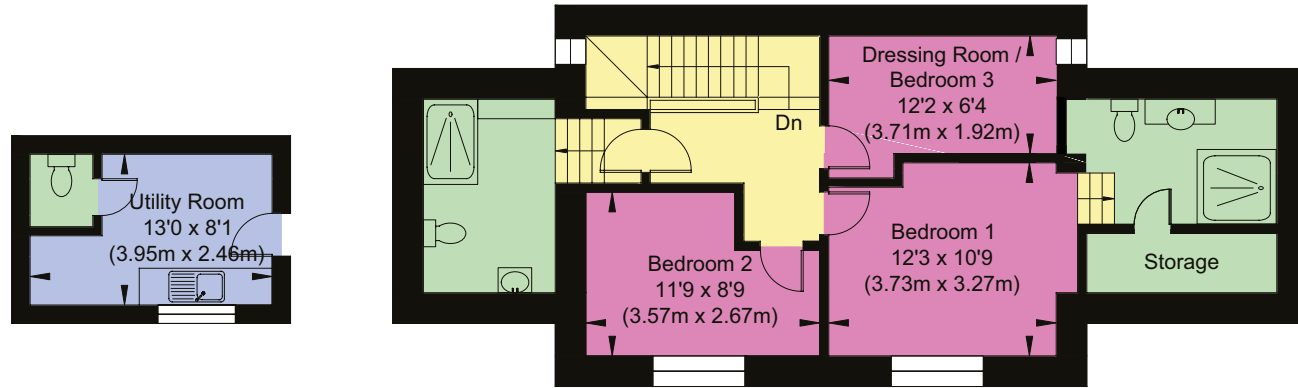
Local Authority: North Yorkshire Council www.northyorks.gov.uk AONB

Directions: The property can be found at the farthest point of South Back Lane.

What3words: ///sectors.enthused.lists

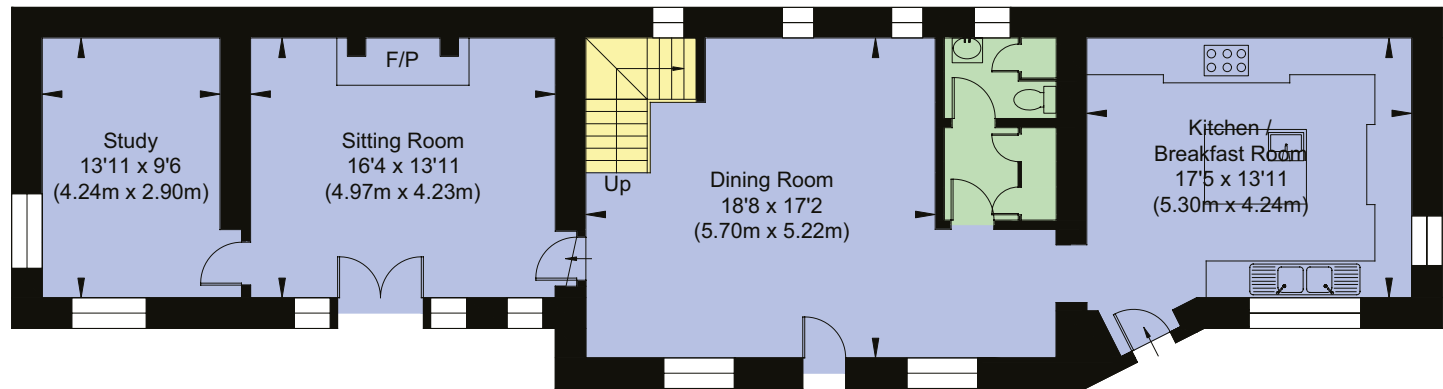
Viewing: Strictly by appointment

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.

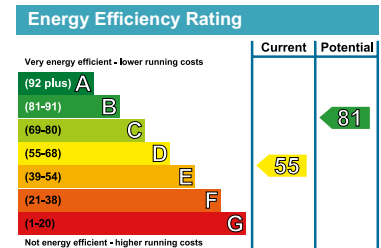


Outbuilding
GROSS INTERNAL FLOOR AREA
APPROX. 104 SQ FT / 9.70 SQ M

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 644 SQ FT / 59.80 SQ M



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1093 SQ FT / 101.50 SQ M



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, particular and showreel:** November 2024. Brochure by wordperfectprint.com



City

Country

Coast