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POPLAR HOUSE • CLAXTON • NORTH YORKSHIRE



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PRS Property Redress Scheme



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POPLAR HOUSE

Main Street, Claxton, York YO60 7SD

Stamford Bridge 3 miles • York city centre 7 miles

Malton 11 miles • Leeds 31 miles

**Detached Georgian village house
with a part-renovated barn, all within
generous gardens and grounds**

Entrance and staircase hall • cloaks room •
wc • 3 reception rooms • kitchen • walk-in
pantry • rear hall

Principal bedroom suite with bathroom • 3
further bedrooms • house bathroom • loft
space

Attached store

Barn with storerooms • mezzanine study •
orangery with dining room

Landscaped gardens and grounds

In all just over half an acre

For Sale Freehold

Poplar House offers a rare opportunity to buy a handsome, detached family house in a generous plot with gardens on all sides and a traditional barn, part renovated and offering significant opportunities for further development. Behind the gardens are far-reaching views across green pastures and rolling hills. A much-loved home for thirty years, Poplar House would now benefit from some updating.

- Georgian double-fronted family house within a half-acre plot
- Detached house surrounded by its landscaped gardens
- Detached barn, part renovated and extended
- Bespoke 'Peter Thompson of York' cabinetry in many rooms
- Property offers potential for extension and development
- Generous gardens and grounds with open countryside beyond
- No onward chain

This fine Georgian house has preserved some of its original detail including panelled doors with brass knobs, ornate corning, dado rail, fireplaces and ceiling beams. A staircase with shallow treads, a handrail and slender spindles sweeps past an arched window on the half landing.

The 'Peter Thompson of York' kitchen has a long window facing west across the garden and is open to the family room through an arch. It is fitted with bespoke modern units, granite worktops, an induction hob, a double Belfast sink and an electric Stanley kitchen range cooker. Within the rear hall is a laundry cupboard for the washing machine and tumble



dryer. The family room has garden views, wall lights and an attractive hob grate fireplace housing a gas fire with coal-effect fuel bed. On the southwest corner of the house is the living room, a large and light, double aspect room with views across the garden. It also features a gas fire with coal-effect fuel bed within a handsome Carrara marble surround. The dining room, also double aspect, has ceiling beams and wall lights. Off the hall is a useful cloaks room and separate wc as well as an understairs cupboard. A shelved airing cupboard lies off the first floor landing.

The bedrooms and bathrooms all have fitted cabinetry by 'Peter Thompson of York'. The principal bedroom suite is double aspect and enjoys far-reaching country views; alongside is a bathroom with a four-piece suite. There are two further double bedrooms and a single bedroom on the first floor as well as a four-piece suite house bathroom with a heated towel rail. The loft is boarded.

Outside

On the northern boundary, the electric gate opens to the gravel drive that meets a turning circle in front of the barn and rear entrance to the house. A garden gate within a well-established mixed hedge opens to a central stone flagged path that encircles an ornamental weeping pear en route to the front entrance. The landscaped gardens surround the house and, on the southern boundary, a brick arch adorned with climbing hydrangea connects the side access to the rear. The house is set well back from the village road behind a large area with borders, shrubs and trees. At the rear, an expansive stone flagged terrace connects the house to the barn and extends around the western face. Crescent-

shaped shallow steps pass raised beds and ascend gently to the large, lawned garden that extends southwards. Deep borders, mature shrubs, perennials and a scattering of trees line the far boundary, bordering open fields. At the far corner, a separate terrace accessed from the orangery, is positioned to enjoy country views to the distant hills.

Outbuildings

The detached nineteenth century brick and pantile barn extends some 57 ft in length and is part converted. An orangery has been added on to the western end connecting to a dining room which together form a family space ideal for entertaining and relaxing, with superb rural views. The dining room has electric radiators and windows to two sides, with a ceramic tile floor running through.

The main central section of the barn is used as a large workshop where steps ascend to a mezzanine area above the dining room. This room has two windows, power and light and has been used as a study. Accessed from the drive are two stores, both also with power and light. Adjoining the house is a storeroom used for refuse and recycling storage.

Environ

Claxton is a traditional rural village with a red telephone box alongside a small village green with a planted area commemorating the Queen's Golden Jubilee and a circular Millenium seat surrounding an oak tree. A Victorian post box sits next to the bus stop. The village is largely surrounded by farmland with woodlands nearby, and the Yorkshire Wolds and the North York Moors are visible from high spots in the parish. Sand Hutton Primary School and Huntington School fall

within catchment, and the excellent independent schools in York lie within comfortable reach. Vangarde and Monks Cross can be reached within fifteen minutes' drive. The village lies to the south of the A64 York-to-Malton trunk road, giving easy access to the

A1(M) and Leeds as well as to York with its railway station offering high speed rail links to London Kings Cross. Immediately to the north and east of Claxton lie the AONB Howardian Hills and the Yorkshire Wolds.



Tenure: Freehold

EPC Rating: F (C potential)

Council Tax Band: G

Services & Systems: All mains services. Oil central heating. LPG gas. Fully alarmed.

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

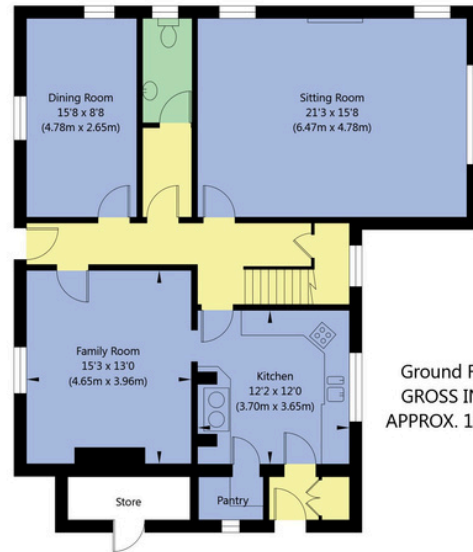
Regulations: Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.

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

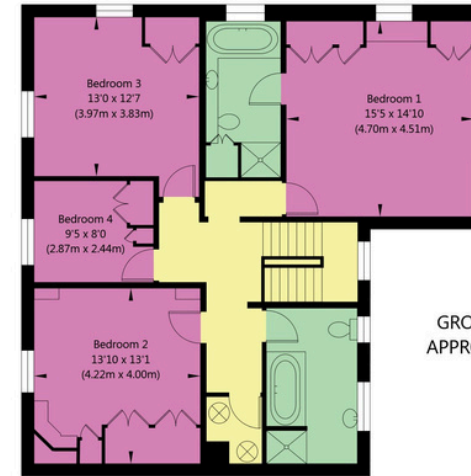
Directions: Heading into the village from the A64, the property can be found on the right hand side identifiable by a trough and a 30mph sign on the green verge outside. What3word: [///goodness.galoped.butterfly](https://www.what3words.com/#!/goodness.galoped.butterfly)

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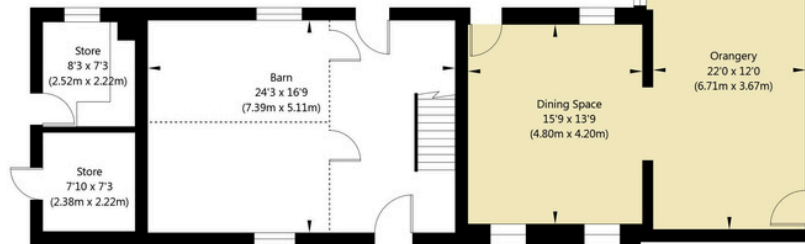
Poplar House, Claxton, York, YO60 7SD



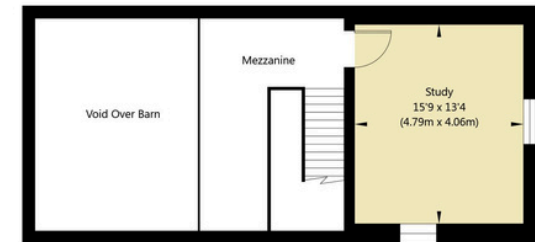
Ground Floor - (Excluding Store)
GROSS INTERNAL FLOOR AREA
APPROX. 1092 SQ FT / 101.49 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1036 SQ FT / 96.25 SQ M



Barn Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1057 SQ FT / 98.17 SQ M
(Habitable Space 498 SQ FT / 46.27 SQ M)



Barn First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 413 SQ FT / 38.38 SQ M
(Habitable Space 209 SQ FT / 19.45 SQ M)

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA
Main House - 2174 SQ FT / 201.98 SQ M - (Including Store)
Barn - 1470 SQ FT / 136.55 SQ M
Page Total - 3644 SQ FT / 338.53 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.
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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	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 no 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: October 2024



City Country Coast