

HIGHWOOD HOUSE

Gilling East, York



HIGHWOOD HOUSE

**Luxurious modern country house in an
extraordinarily beautiful Howardian Hills setting**

*Helmsley 6 miles • Malton 12 miles • York 18 miles
Leeds Bradford Airport 48 miles*

Entrance hall • 4 reception rooms • home office • kitchen/breakfast room • range of domestic offices • catering kitchen • staircase hall • cloakroom/wc • principal bedroom suite with dressing room and bathroom • 2 further bedrooms with en suite bathrooms

Guest Bedroom suite: 3 bedrooms with en suite bathrooms

Leisure suite: Games room • cinema room with bar • wc • wine store • gym • swimming pool • plant room

Triple garage block • barn • animal/field shelter • greenhouse

Landscaped gardens and grounds • paddock

In all 2.85 acres

For Sale Freehold



ESTABLISHED 1992

CROFT

Highwood House, Moor Lane, Gilling East, York YO62 4HR

Approximate Gross Internal Floor Area

11,277 SQ FT/ 1,047.65 SQ M

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	63
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



City

Country

Coast



Highwood House is elevated and surrounded by the rolling countryside of the Howardian Hills, enjoying a position and backdrop that few country houses can match. Originally constructed of dressed stone circa 2010, recent improvements by the current owners have led to the creation of a family home that extends more than 11,000 sq ft and presents boundless luxury in a rural setting. Its bespoke interiors offer a bold and sophisticated aesthetic rarely equalled in this prestigious corner of North Yorkshire. The multi-faceted leisure suite features a pool house with a living sedum roof and sliding glass doors that, when open, create the illusion of an external pool area; alongside is the terrace with an outdoor kitchen positioned to enjoy all-encompassing views. Highwood House relishes its privacy but is conveniently located

just a mile outside an historic and highly regarded village, some half an hour's drive from York.

- Outstanding, modern country house in a superlative rural setting
- Family home of nearly 11,300 sq ft
- Lifestyle property ideal for entertaining with all-encompassing leisure suite
- Self-contained guest wing extending to 1,435 sq ft
- High-functioning and powered by advanced technologies
- Surrounding landscaped gardens, fenced fields, outbuildings
- Bordering green pastures and with uninterrupted views across rolling hills
- Prime North Yorkshire village in the heart of AONB Howardian Hills
- Accessible and convenient for Helmsley and York



Tenure: Freehold

EPC Rating: D

Services & Systems: Mains electricity, water, private drainage. Oil central heating. Underfloor wet system in all areas except dining room (electric system). Air conditioning and heat recovery system to lower ground floor. AV - Finite Solutions smart home system including 9 cameras and a CCTV system with infra-red night vision. CAT 5 network throughout.

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

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



Thoughtful architectural placement that embraces the gentle hillside setting has created a house with a walk-out basement featuring panoramic views as well as picture windows providing multiple viewpoints across the gardens and countryside. Every single room, not just the main living areas, are a celebration of outstanding craftsmanship and interior design (a collaboration with Plaskitt & Plaskitt and Damian Lawrence). There is handcrafted plasterwork, gold leaf, ceiling murals and textured Moiré wall coverings along with luxury brands such as Gaggenau, Chesney, Villeroy & Boch, Hansgrohe and Bisque. Marble floors seamlessly connect the original house to the more recent extension.

This is a smart home with fully integrated security and audiovisual systems both inside and out. It has zoned underfloor heating, sound insulation and the lower ground is fully

air conditioned and ventilated with humidity control in the wine cellar. The cinema room boasts an extraordinary audio/visual experience with latest specification Dolby Atmos surround sound behind the screen and in the ceiling.

The remarkable dining room projects southwards into the landscaped gardens with large sliding doors on facing sides, illuminated by a pitched roof section with side windows and adorned internally with gold leaf. From the drawing room, a door concealed in the panelling allows guests to move freely to the dining room. The panelled drawing room features elaborate handmade corning, handsome marble fireplaces on either side and south facing French doors and windows opening onto the terrace.



The gym and pool together lie on the eastern wing and are connected to the main accommodation via a dramatic hallway with a ceiling mural and walk-on glass panel within the marble floor. The gym extends the length of the pool via full-height windows facing the pool house. The heated pool (10m x 5m, 1.4m deep) with waterfall shower is supported by a commercial system in the adjoining plant room, controlling humidity and preventing condensation. The vast sliding windows of the pool house open fully to the outdoor terrace.

Outside

Automated electric cast-iron gates open to a gravelled drive with parking bays that passes in front of the house to meet an area of resin paving alongside the garages. Box hedge borders provide an elegant frontage, and a row of lavender runs alongside a low stone wall. A flight of stone steps descends to sweeping lawns fringed by a wildflower meadow with a paddock beyond. Sculptural gardens surround three sides house including a parterre on the western edge. Every corner is beautifully designed, resplendent in all seasons, imaginatively planted with specimen shrubs and trees sourced from Spain, Italy and the Netherlands. There is an antique Italian marble fountain with lily pond, lawns and York stone terraces illuminated by lanterns, herbaceous borders and raised beds, mature native trees and both hedges and estate fencing. Recently constructed to a bespoke design is a covered outdoor kitchen of Corten steel with a durable Dekton worktop and long bar. It shares the resin lower terrace with the pool house, creating a magnificent indoor/outdoor entertaining space with panoramic views across open countryside. There is an outside dog wash and dryer. A fenced paddock with a field shelter and separate access from Moor Lane lies on the northern side of the property. The perimeter is marked by a five bar fence.

2.85 acres in all with an additional 1.8 acres rented informally to bring the land use total to 4.65 acres. More details of this arrangement can be made available.







Outbuildings

Secure integral three-car garage with underfloor heating beneath a porcelain tiled floor and Silvelox electric doors, Belfast sink and storage.

Barn with office, wc, garage for garden machinery with electric doors, store.

Animal/field shelter with power and water.





Environs

Highwood House enjoys a tranquil position within an Area of Outstanding Natural Beauty. Gilling East is a charming village characterised by historic buildings and nestled in the Howardian Hills. It boasts a thriving fine-dining country inn, The Fairfax Arms, a handsome medieval church with Saxon origins and a village green; it also hosts summer fairs, village festivals, community markets and concerts. The nearby town of Helmsley with its historic market square offers a wider range of amenities, and local gastro pubs are numerous including those with Michelin stars. A variety of independent schools lies within reach, the closest being Terrington and Ampleforth. Gilling East is some 30-40 minutes' drive of central York with its mainline railway station offering a regular service to London Kings Cross in under two hours. Leeds Bradford and Teesside International Airports are both about forty miles away.

Directions

Moor Lane lies south of Gilling East on Moor Lane. Heading up the hill, Highwood House can be found on the right hand side.

What3words ///bounty.majoring.muscular

Viewing

Strictly by appointment.



ESTABLISHED 1992

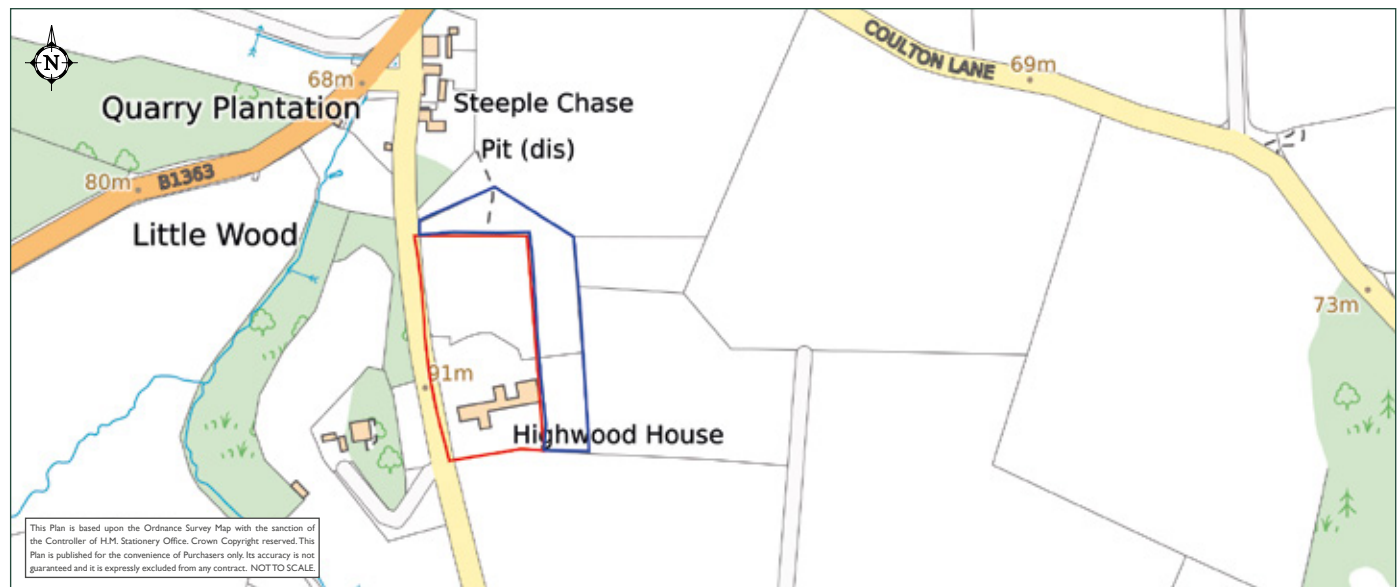
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