

DERWENT HOUSE

West Ayton, North Yorkshire



DERWENT HOUSE

Edwardian village house with adjoining cottage and outbuildings, this versatile property provides income generation and sits in over an acre of lovely gardens

*Scarborough 5 miles • Pickering 12 miles
Malton 17 miles • York 33 miles*

House: entrance and staircase hall • 2 reception rooms • study • kitchen/breakfast room • utility/boot room • principal bedroom with en suite • 4 further bedrooms (1 with en suite) • house bathroom • storage attic

Cottage: porch • 2 reception rooms • kitchen • store room • 2 bedrooms • 2 bathrooms • laundry room • separate wc

Shepherd's hut: kitchen • bedroom • shower room

Garden room • loggia • further outbuildings • mower shed • greenhouse

In all just over one acre

For Sale Freehold

Blenkin
& Co

ESTABLISHED 1992

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

blenkinandco.com

Energy Efficiency Rating

| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 76 |
| (55-68) D | | |
| (39-54) E | 45 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

Derwent House, Mill Lane, West Ayton, North Yorkshire YO13 9JT

Approximate Gross Internal Floor Area

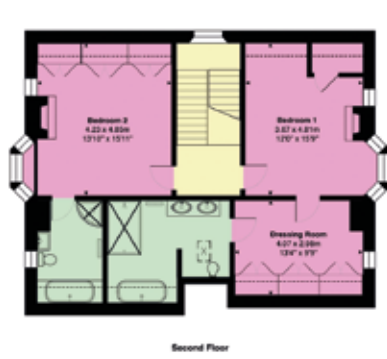
Main House: 2,791 SQ FT / 259.3 SQ M, East Wing: 1,339 SQ FT / 124.4 SQ M

Stables / Garden Room / Loggia: 971 SQ FT / 90.2 SQ M, Shepherds Hut: 122 SQ FT / 11.4 SQ M

Garage / Garden Store / Equip Shed: 370 SQ FT / 34.3 SQ M

Total: 5,858 SQ FT / 544.2 SQ M

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



Second Floor



First Floor



Ground Floor

City

Country

Coast



This handsome Edwardian house is a 'lifestyle' property that comes with a stylish self-contained cottage attached to the house as well as a luxurious shepherd's hut, both of which provide significant income streams as holiday Airbnbs. The whole sits in more than an acre of private gardens and grounds with a glorious south facing historic stone wall extending some 80-metres on the rear boundary. Its elevated situation at the western edge of the village provides glorious views over green pastures and rolling hills along with a view of medieval castle ruins. To the front is an idyllic outlook over the mill stream. This much-loved home has been within the same family for 75 years and is offered for sale in superb decorative condition

having undergone a comprehensive renovation in recent years.

- Country 'lifestyle' property with numerous outbuildings
- Period family house with 5 double bedrooms and ancillary accommodation
- 4330 sq ft arranged over three floors
- Family house with ample storage options on all floors
- Income generated through the cottage and shepherd's hut
- Generous driveway, secure parking and open garaging
- Large plot of an acre with access on north and south boundaries
- Superb views across protected National Park countryside
- Wide range of local village amenities



Tenure: Freehold

EPC Rating: E

Council Tax Band: F

Important Notes: Derwent House is link attached via its cottage to a period building.

Services & Systems: All mains services except gas, oil central heating. No gas to Derwent House but there is gas to the village. Oil tank situated behind garage.

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

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.





Derwent House dates from 1910 and comes with an array of original features including bay windows, panelled doors with brass fittings, skirting boards, architraves, servants' bells, fireplaces on three floors and a staircase that rises to the second floor.

Comprehensively updated inside and out in 2019, renovations include the addition of two contemporary dormer bedroom suites on the second floor, an upgrade of the heating system with column radiators fitted, the installation of new windows, an upgrade to the roof and guttering, re-surfacing of the front driveway and redecorating the house and cottage throughout.

The kitchen/breakfast room with its views over the garden, has hand-built units, granite worktops, a Butler sink, a Hyco hot water tap, integrated appliances, a Rangemaster cooker

and an adjacent utility/boot room. Double doors open to a well-proportioned dining room with an ornate fireplace and bay window. The elegant 21 ft drawing room has a square bay window facing south and a handsome marble fireplace housing an open fire. The study is dual aspect – and would serve equally well as a snug. All the house bedrooms and bathrooms are arranged over the first and second floors. All doubles, there are three on the first floor served by a house bathroom and two bedroom suites on the second. The outstanding principal bedroom suite has glorious views east both the bedroom and bespoke fitted dressing room, and its en suite bathroom is high end contemporary with a large walk-in shower, freestanding bath, double vanity unit and underfloor heating.





East Wing

The attached East Wing Cottage was built in 1987 from the existing scullery, wash house and coal house and extends to nearly 1,340 sq ft. Entirely self-contained it has a concealed connecting door to the house and, in addition to the front entrance porch, there is a rear stable door. The whole is beautifully presented and fitted to a high specification throughout. Accommodation comprises a kitchen open plan to the dining room, a sitting room with an electric fire and two bedroom suites on the ground floor and first floors.

Outside

To the front, behind a yew hedge and line of trees is a large driveway, recently laid with resin, providing parking for up to four cars. Wrought iron electric gates open to a gravel driveway leading to the double garage and providing additional, secure rear parking. The property also has useful access from the far boundary via Castle Rise. Here is gated parking with an area of hardstanding. A gravel pathway hugs the far wall, illuminated with motion sensor lighting, leading to the shepherd's hut.

The garden itself is laid to lawn sprinkled with a variety of native trees such as horse chestnut, oak and copper beech with a well-established beech hedge separating the lawns and tennis court from the kitchen garden with orchard. The all-weather tennis court is laid with astro and has telescopic flood lights. Gravel paths connect the different areas of garden and extensive outbuildings.





East Wing



East Wing



Shepherd's Hut



Shepherd's Hut



The orchard is accessed via two wrought iron garden gates has been planted with 60 apple trees of 6 different varieties; there is also a fine quince, a fruit cage holding all varieties, raised beds and a greenhouse. Many external taps are positioned around the property.

Outbuildings

Shepherd's hut (122 sq ft)– Bespoke built in 2023 by Plankbridge and self-contained with 2 windows. Fitted to all mains services with 2 radiators, log-burning stove as well as a kitchenette, shower room/wc, and alcove with double bed.

Open double garage - with power and light.

All-year garden room with power and light, full-height windows, a lantern window and underfloor heating.

Loggia comes with infra-red electric heaters, pizza oven, barbeque.

Traditional outbuildings, formerly stables and tack room/pigsty, part renovated. There is a loft area and cobbled forecourt as well as a fireplace, gardener's loo and sink with hot water. Together they offer great scope.

Equipment shed - with power and water.

Greenhouse with water.



Environs

Derwent House sits on elevated ground enveloped by green hills to the rear and with views south over the mills stream. West Ayton is a picturesque village on the south eastern edge of the National Park and has a fine 18th century stone bridge, river parkland and the Romantic ruins of a 14th century castle. Nestled in the Derwent Valley, it is surrounded by lovely countryside with a walk from the doorstep into Forge Valley, celebrated for its strikingly beautiful woodland walks, nature reserve and riverside boardwalk. West Ayton is situated on the river Derwent along with its neighbour East Ayton which includes a primary school, Spar/garage, pharmacy, interiors shop, fish & chip shop, pubs including 'Ye Old Forge Valley Inn' and a cricket club. The seaside town of Scarborough with its fabulous sandy beaches lies conveniently ten minutes' drive to the east and three miles to the west is 'Glaves', an award-winning family butchers & grocers, recommended by Tom Parker Bowles. The A170 provides rapid access west to Pickering, and on to the City of York.

Directions

On the A170 Scarborough-Thirsk road heading east towards Scarborough, just before the stone bridge, is Mill Lane. Follow the lane for some 80 yards and take the right fork at the green. This will lead to Derwent House at the far eastern edge of the village.

what3words ///entry.elite.otherwise

Viewing

Strictly by appointment.



ESTABLISHED 1992



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