

ORCHARD HOUSE

Skelton, York



ORCHARD HOUSE

Georgian house and cottage with outbuildings and landscaped gardens, set in the heart of an attractive village just north of York

*York ring road 2 miles • York 3 miles • A1(M) 12 miles
Harrogate 22 miles • Leeds 26 miles*

Entrance and staircase hall • rear hall • cloakroom/wc • 3 reception rooms • kitchen/breakfast room • garden room • utility/boot room • 4 bedrooms • shower room • house bathroom

Cottage: 2 reception rooms • kitchen/breakfast room • 2 bedrooms • bathroom

Snooker room

Double garage • single garage

Range of secure outbuildings • gardener's wc • potting shed

Front and rear gardens

In all some 0.5 acres

For Sale Freehold

**Blenkin
& Co**

ESTABLISHED 1992

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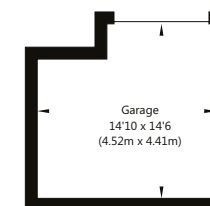
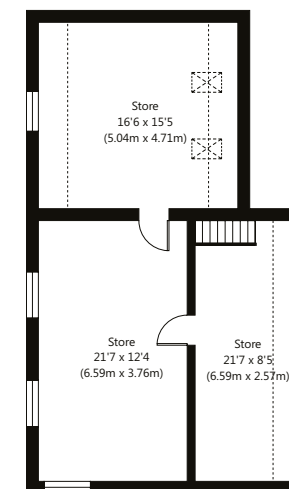
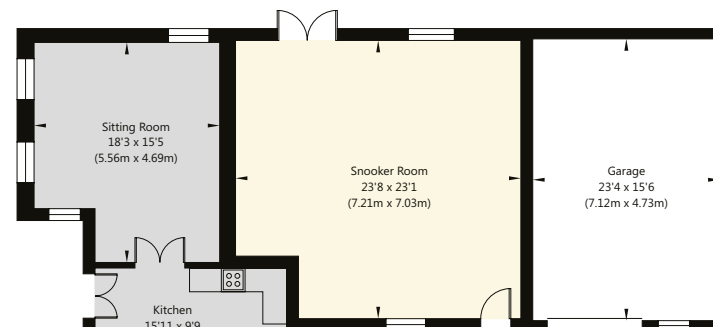
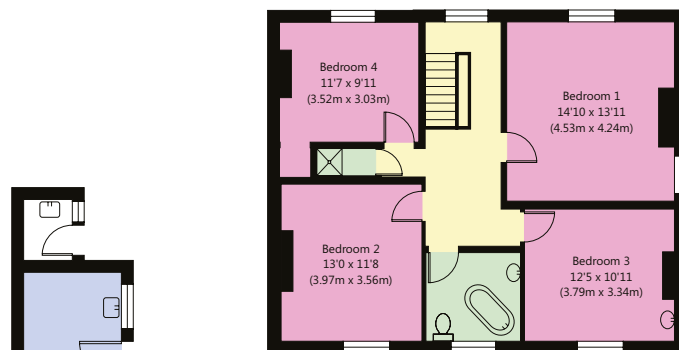
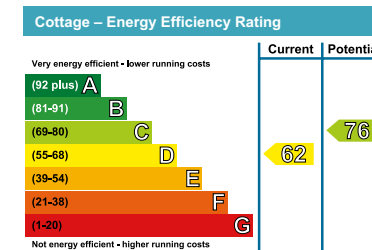
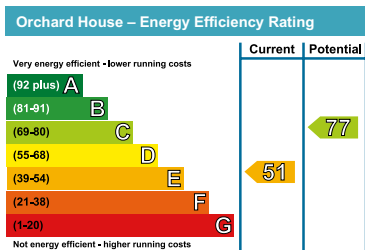
Orchard House, 11 Orchard View, Skelton, York YO30 1YQ

Approximate Gross Internal Floor Area

5260 SQ FT / 488.61 SQ M

House - 2114 SQ FT / 196.34 SQ M Cottage & Snooker Room - 1433 SQ FT / 133.1 SQ M

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



House Ground Floor - (Excluding External Room)
GROSS INTERNAL FLOOR AREA
APPROX. 1249 SQ FT / 116 SQ M

City

Country

Coast

Situated in the former orchard of Skelton Hall and enjoying an outlook over leafy parkland, Orchard House is in the Conservation Area that forms the historic core of the village. A former farmhouse, this handsome house of brick with a slate roof dates from 1821. It comes with a large parking area where there are two garages, a two-bedroom cottage, a snooker/games room and a range of traditional outbuildings. All of this is complemented by superb gardens and grounds.

Orchard House has been with the same owners since 1996 and in that time has been beautifully renovated and sympathetically restored as well as updated in recent years to include a triple-glazed garden room open

plan to the kitchen. It is offered in superb decorative order.

- Detached Georgian village house
- Circa 1821 with the advantage of not being listed
- Superb ancillary accommodation
- Private and beautifully planted rear garden facing south and west
- Traditional outbuildings offering a variety of uses and scope for further development
- Prime York village with local amenities
- Right side of York for St Peter's and Bootham schools
- Convenient for road and rail links



Tenure: Freehold

EPC Ratings: House: E, Cottage: D

Council Tax Band: G

Services & Systems: All mains service, gas central heating. House, cottage and garages all 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.

Local Authority: City of York Council www.york.gov.uk Conservation area

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.



Orchard House has been painstakingly restored with due respect given to its Georgian heritage. Period features abound such as elegant corning, panelled doors with architraves, original cupboards and recessed shelving, exposed floorboards and a staircase with square balusters and a polished handrail. Where the original features have been lost over time, antique replacements that faithfully reflect the original have been fitted, such as ceiling roses, a hallway arch and fireplaces from Old Flames in Easingwold.

The kitchen/breakfast room with its high ceilings and traditional wraparound plate rack provides ample space for a family table and includes a modern fitted kitchen with granite worktops and splashbacks, a butler sink, integrated appliances and an electric range cooker. The room is open plan to the orangery which is illuminated by a large lantern window,

deep windows and French doors that open to the garden terrace. Alongside is a useful utility/ boot room with external door. There are three elegant and well-proportioned reception rooms on the ground floor. The sitting room and study/snug have handsome fireplaces with living flame gas fires and the dining room has a traditional open high hob grate. Facing west across the garden is the sitting room with its handsome moulded ceiling and ornate fireplace with fender.

On the first floor are four double bedrooms all with high ceilings, deep windows and fireplaces. They are served by a shower cubicle and separate house bathroom with freestanding slipper bath, wash basin, high flush wc and heated towel rail. Fine views can be enjoyed west across the garden, north across rooftops and south across the orchard.



Outside

The house and formal front garden are set back from the lane behind a low stone wall and wrought iron garden gate. Brick pillars sit at the head of the gravel drive which sweeps around to the cottage, outbuildings and garaging on the north side of the house. Here is a large parking and turning area for multiple vehicles. A tall garden gate and double wrought iron gates secure the rear garden. Enjoying south and west sunshine, the L-shaped rear garden is immensely private and enclosed by tall hedging and brick outbuildings. Landscaped and well-tended, it has been beautifully planted with shaped lawns, sweeping borders that include peonies, hydrangea, geranium and smoke bush, colourful climbers such as clematis and rose and many trees such as flowering cherries and apricot, holly and ash. The original medieval boundary of the village is aligned with the southern boundary of the property.

The Cottage

Orchard Cottage is entirely separate and subservient to the main house. Fully renovated from traditional farm buildings, it was designed and used as single storey accommodation for extended family. It has a modern fitted kitchen, a sitting room featuring a Carrara marble fireplace, a dining room with windows facing south over the garden, a shower room and two double bedrooms, one with fitted wardrobes. The cottage has front and rear access to the driveway and garden. It offers further potential to extend into the adjacent snooker room, a custom-designed room with wall panelling and French doors that open west into the farthest section of the garden.

Outbuildings

Formerly a farm, Orchard House comes with a variety of traditional brick-built outbuildings contiguous to the main house and cottage, some arranged over two floors. The double garage was built in 1997 and comes with electric doors, loft storage, power and light. An additional single garage is renovated to the same specification. The barn and remaining outbuildings are all secure, have windows, power and light, and many are insulated having been used for storage. Together they offer a range of options and potential for development.





Snooker Room



Cottage & Outbuildings



Environs

Skelton is a rural village discreetly located off the A19 close to the city of York, its many virtues concealed from view. It is known for its strong community with an historic Grade I listed church, village hall, village green and amenities such as a convenience store, doctors' surgery, primary school, pub, garden centre and golf course as well as a bus service to York and Easingwold. Skelton is ideally situated for rapid access to York city centre via the A19 along Bootham, home to two independent schools. York Railway Station lies some four miles to the south providing a regular service to London in under two hours and even closer is Poppleton Railway Station on the York-Harrogate line. York's retail park outlets at Clifton Moor, Monks Cross and Vangarde are within striking distance and the village benefits from excellent road connections.

Directions

Coming from the A19 following signs to Skelton, at the village green turn right onto Orchard Lane and the house can be seen on the right hand side opposite The Orchard parkland.

What3words: /// cubic.surpassed.breezy

Viewing

Strictly by appointment.



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