

# CARLTON HOUSE

Market Place, Easingwold YO61 3AN



# CARLTON HOUSE

**Charming period house in the heart of  
Easingwold with exceptional gardens**

*York 12 miles • Thirsk 12 miles*

*A1(M) 13 miles • Helmsley 14 miles*

Staircase hall • 2 reception rooms • kitchen/breakfast room • garden room • utility/laundry room • shower room/wc • inner hallway with courtyard access

4 bedrooms • 2 bathrooms

Summerhouse • workshop/small garage • 2 timber sheds • log store • potting shed

Gardens and grounds • secure driveway parking

In all nearly 0.25 acres

**For Sale Freehold**

**Blenkin  
& Co**

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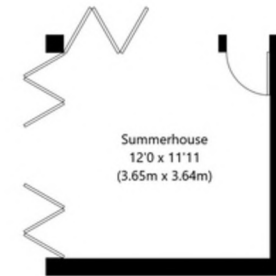
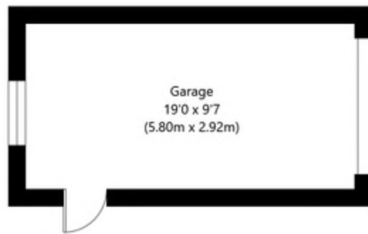
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Carlton House, Easingwold, York, YO61 3AN

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 2016 SQ FT / 187.23 SQ M - (Excluding Garage)

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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City

Country

Coast



Carlton House is superbly situated just off the market place in Easingwold, tucked away in a quiet corner next to the library in this lovely Georgian market town. Originally a farmhouse dating from the mid nineteenth century, this semi-detached house has been significantly extended and now features a wonderful open plan kitchen/living space with generously sized picture windows framing the garden. The garden sets Carlton House apart from its near neighbours; it is a gardener's joy, extensive, varied, irrigated and with ample outbuildings including a beautiful summer house. There is generous parking for such a centrally located property and a small garage/workshop completes the picture. This much-loved home is available for sale without an onward purchase.

- Period house, in a Conservation area but not listed
- Situated in the very heart of Easingwold, adjacent to the market place
- Versatile accommodation of more than 2000 sq ft
- An array of period features
- Double glazed Accoya sash windows
- Skilfully renovated and updated to maximise natural light
- Up to 4 bedrooms, 3 bathrooms with one on the ground floor
- Secure parking for several cars
- Large family-sized garden with outbuildings
- Strolling distance of a host of amenities



**Tenure:** Freehold

**EPC Rating:** C

**Council Tax Band:** F

**Services & Systems:** : All mains services. Gas central heating. 11x405W solar panels installed 2023. Full fibre 100 'Ultra Fast' broadband.

**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](http://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.





This original brick-built farmhouse with slate roof has been renovated to include double-glazed Accoya wood sash windows to the front. A handsome two-storey extension features a superb kitchen/breakfast room that connects to the garden room via double sliding pocket doors. This marvellous, light-filled room extends some 30 ft, is triple aspect and has two full-size windows providing glorious views across the rear garden and a third picture window facing the charming 'Spanish' courtyard garden. There is a cast-iron gas stove and the room is further illuminated by five Velux windows, one of which opens via remote control. The contemporary Shaker-style kitchen is fully equipped with painted cabinets, Silestone work surfaces and

integrated cooking appliances; it is complemented by a large utility/laundry room accessed through part-glazed internal French doors. The long inner hallway is illuminated by two lightwells and glazed sliding doors that open wide to the pretty rear courtyard. Two further reception rooms sit at the front of the house, with south facing bay windows, one with working shutters and one with modern louvre shutters.

An original staircase with striking carved newel post, slender spindles and a polished handrail rises to a split-level landing featuring two Victorian stained glass windows. The four double bedrooms are serviced by two bathrooms, one with a sitting bathtub



under an overhead electric shower. Two of the bedrooms have fitted wardrobes/cupboards.

## Outside

The house is set behind a charming front garden bounded by a low wall lined with flowering shrubs. A mesh below the lawn allows this area of garden to be used for occasional parking. Double timber gates sit at

the head of the tarmacadamed drive which provides secure parking for a number of vehicles alongside an EV charging point. There also is a workshop/small garage with power and light.

The rear garden is notable for its scope and variety. In the southeastern corner is a detached summer house, cedar-framed with a pitched slate roof and windows that open wide

to bring the outdoors in. Alongside is a patio area framed by a garden arch and a wildlife pond with rock garden and sustainable water feature fed through rainwater harvesting. The southern boundary wall is lined with a deep herbaceous border, abundantly planted, and lawns extend westwards with scattered trees such as rowan, silver birch, maple and eucalyptus. On the northwestern corner is a productive kitchen garden with a greenhouse,

vegetable beds, a fruit cage and a small orchard comprising a variety of six espalier apple trees trained on the boundary fence, accompanied by jasmine and honeysuckle. A working section of the garden includes two timber sheds, a wood store, potting shed, composting zone and a useful area of hardstanding. The entire rear garden is dog-proof with a discreet hedgehog hole within the eastern boundary fence.



## Environs

Easingwold is a cherished North Yorkshire market town with its Georgian market place and wide range of shops and amenities, including Mannion & Co bistro & café, all within strolling distance of the house. Supplementing the local state schools is a number of excellent private schools within easy reach. The town is well connected by road and rail: a bus service runs to York, Thirsk and Helmsley; the mainline railway service can be accessed at York, Thirsk and Northallerton; and the A19 York-Thirsk trunk road by-passes the town.

## Directions

By car, approach from Tanpit Lane and the house can be found on the left hand side just before the library. On foot, approach Tanpit Lane from Market Place and the house lies just beyond Mannion & Co.

**What3words:** ///emporium.ruby.using

## Viewing

Strictly by appointment.



**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:** March 2025

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