

# MAYPOLE HOUSE

Upper Poppleton, York



## MAYPOLE HOUSE

**A landmark period house on the village green, just four miles from York city centre**

*York 4 miles • A1(M) 11 miles • Harrogate 16 miles*

Vestibule • staircase hall • cloakroom/wc • 2 reception rooms • kitchen/dining/living room • utility room • boot room/rear hall

Principal bedroom with en suite bathroom • 4 further bedrooms • 2 further bathrooms.

Range of outbuildings including a gardener's wc • double garage • car port

Gardens and grounds

For Sale Freehold

**Blenkin**  
**& Co**

ESTABLISHED 1992

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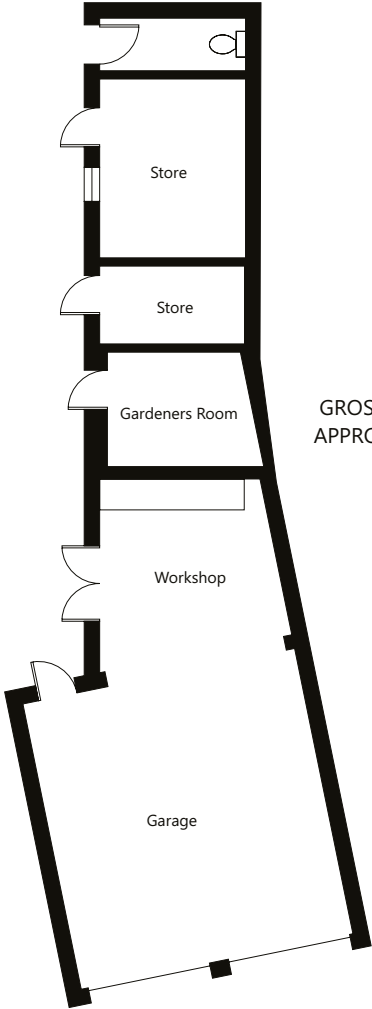
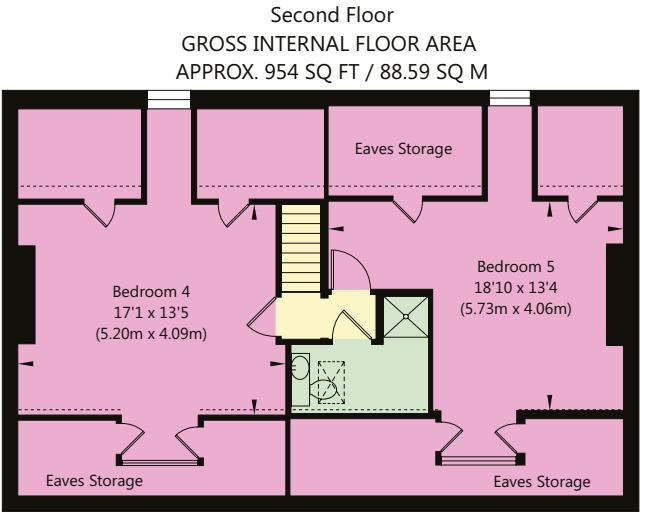
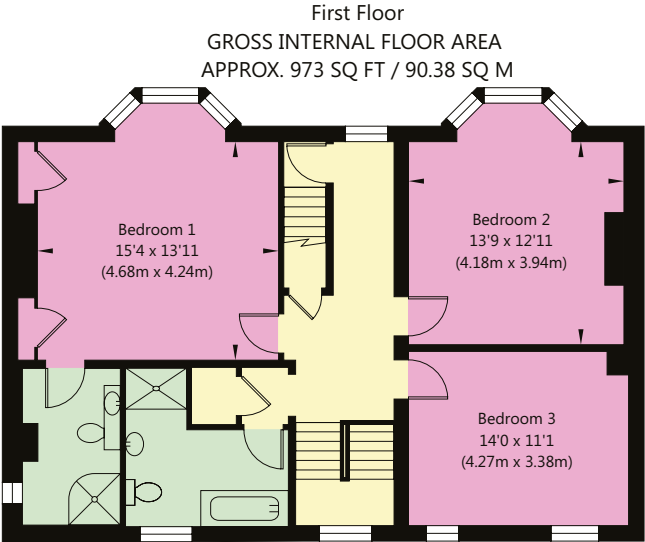
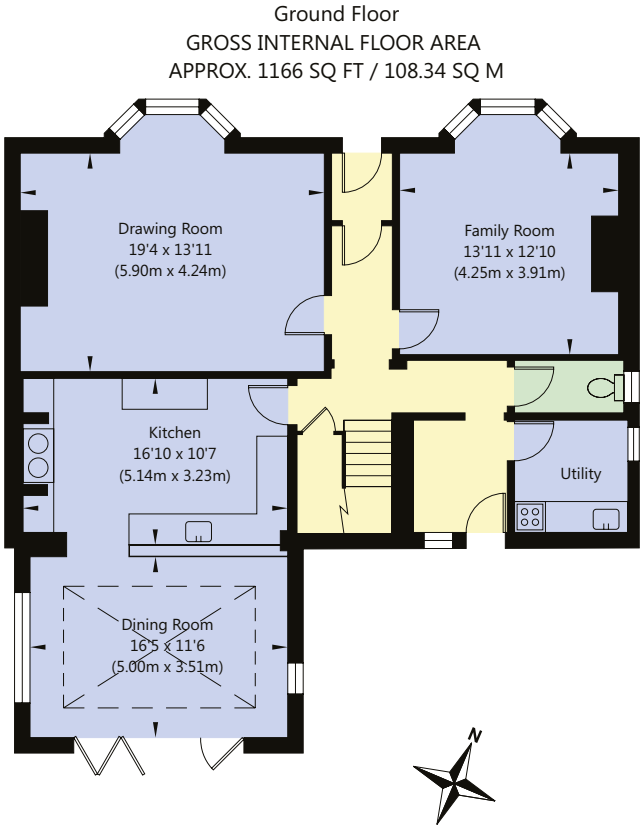
Approximate Gross Internal Floor Area

Main House - 3093 SQ FT / 287.31 SQ M

Total - 3829 SQ FT / 355.7 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			77
(55-68)	D			
(39-54)	E		51	
(21-38)	F			
(1-20)	G			
Not energy efficient - higher running costs				



City

Country

Coast



Maypole House fronts the village green with its statement maypole and enjoys a superb position in the heart of this most favoured of York villages. Believed to date from the late 1700s and constructed of brick with a slate roof, this substantial, detached house has been much enhanced by Victorian additions and retains a dignified bearing. It comes with an attractive, south facing rear garden, a double garage with workshop and outbuildings, and is on the market for the first time in 15 years.

- Detached period house in the heart of the village
- 3-storey family house totalling over 3000 sq ft
- Open plan kitchen/dining/living room connecting to the sunny garden
- 5 double bedrooms and 3 bathrooms with contemporary fittings
- Large and private south facing, walled garden
- Traditional outbuildings, garage and parking
- Amenities lie within strolling distance
- Poppleton Railway Station provides a service to York and Harrogate



**Tenure:** Freehold

**EPC Rating:** E

**Council Tax Band:** F

**Services & Systems:** All mains services. Gas central heating. Full fibre 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:** City of York Council [www.york.gov.uk](http://www.york.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.







Maypole House has been the subject of a comprehensive programme of renovation under the current owners that has not altered the integrity of this lovely period house. There are ornate Victorian tiles framed by a hallway arch, clay tiles in the rear hall, painted floorboards, panelled doors, fireplaces with open fires on three floors, recessed arches, deep skirting, elegant coving, architraves and many original cupboards. Under the stairs is a useful cloaks cupboard with the original brick-laid floor.

A superb rear extension has created a sizeable kitchen/dining/living room with bifold doors that open wide onto the sunny garden terrace, creating an indoor/outdoor space. Tall windows and a large, raised lantern window floods the room with further light. The fitted kitchen – designed and handmade by Chapel Kitchens – includes a large butler sink, wooden and granite worktops and a Rayburn range cooker.

Adjacent is a useful utility room and a rear hall doubling up as a boot room. The formal reception rooms flank the staircase hall, are both well-proportioned and have bay windows that front the village green.

The bedrooms are arranged over the first and second floors. On the first floor is a walk-in airing cupboard, three double bedrooms and a house bathroom that includes a shower, bath and heated towel rail. The principal bedroom suite has fitted cupboards flanking a pretty fireplace and a wonderful view across the village green; its en suite bathroom has a corner shower unit, a vanity unit with basin and a heated towel rail. The top floor is arranged with two further double bedrooms served by a shower room; both rooms have good ceiling heights, although part restricted, as well as pretty cast-iron fireplaces and plenty of eaves storage.



## Outside

The house fronts the much-loved village green complete with a maypole, first recorded in 1830. It is discreetly set back behind an established privet hedge and wrought iron gate. The main area of garden lies to the rear, facing south and east. It is principally lawned with spring bulbs, sweeping borders and mature shrubs and trees as well as a stone terrace abutting the house and a fine stone trough. There are rambler roses, ornamental grasses, fruit trees and some raised beds. The garden is bounded on three sides by mellow brick walls and a significant range of traditional brick outbuildings forms the north eastern boundary.

The garden can be accessed from the eastern side of the house via a garden gate. At the rear, a tarmacadamed drive leads from Black Dike Lane to the garage with twin up-and-over doors, power and light. A gravelled area provides an ample parking and turning area and continues to the car port.









## Environs

Upper and Nether Poppleton have coalesced to form a single village, located just to the west of York. This renowned residential area is known for its many family-friendly amenities. On the other side of the village green from Maypole House is a Nisa Local convenience store; in addition, there is a highly regarded primary school, a sports centre with a thriving tennis club, bowls club and football club, a doctors' surgery, a dental practice, library, a choice of pubs and a range of shops. A railway station on the York to Harrogate line can be reached on foot in under ten minutes and the independent schools in York are easily reached by car.

## Directions

Maypole House lies on the south side of the village green. Vehicular access is from Black Dike Lane.

**What3words:** ///decent.learn.pilots

## 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, property spec and video highlights:** March 2025. Brochure by wordperfectprint.com

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