

# MANORFORD HOUSE

Gate Helmsley



## MANORFORD HOUSE

**Detached country house with annexe and outbuildings, set in generous grounds and convenient for York and Leeds**

*Stamford Bridge 1 miles • York ring road 3.5 miles  
York city centre 7 miles*

Vestibule • hall • cloakroom/wc 2 reception rooms • study  
conservatory • kitchen/breakfast room • utility room  
ground floor shower room

Principal bedroom suite with bathroom • 3 further  
bedrooms • house bathroom, separate wc

**Annexe:** kitchen • sitting room • bedroom • bathroom • wc

Double garage • 3 pony stables

Well established gardens and grounds

In all some 3.7 acres

For Sale Freehold

**Blenkin**  
& Co

ESTABLISHED 1992

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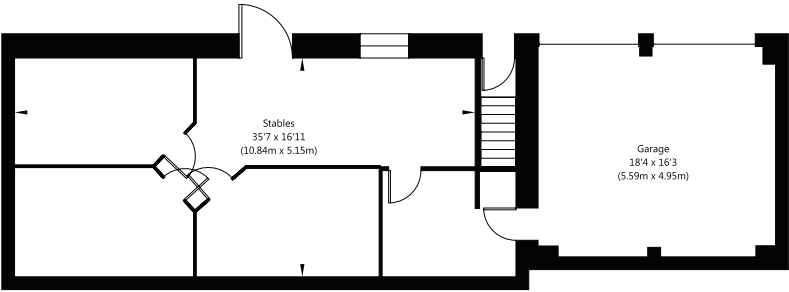
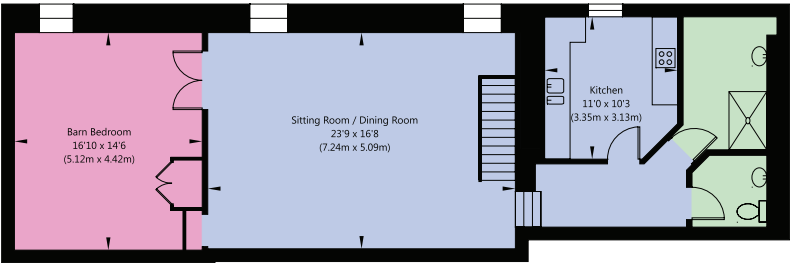
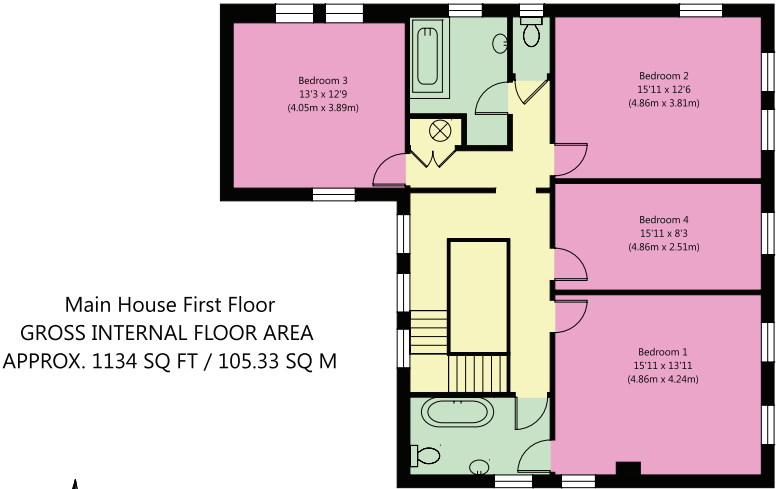
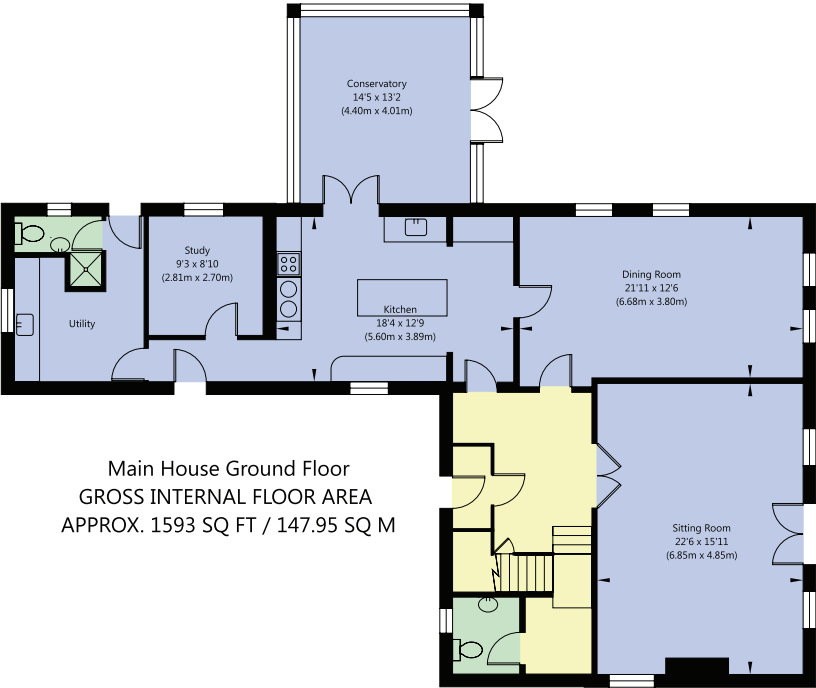


Manorford House, Gate Helmsley YO41 1NE

Approximate Gross Internal Floor Area  
Main House: 2,727 SQ FT / 253.28 SQ M  
Barn: 984 SQ FT / 91.39 SQ M (exc. Garage & Stables)  
Total: 4,666 SQ FT / 433.42 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		
Very energy efficient • lower running costs	Current	Potential
(92 plus) A	76	78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient • higher running costs		



Manorford House is situated on the outskirts of Gate Helmsley and stands on its own within expansive grounds, rural yet accessible. Private and enclosed, its gardens and grounds are bordered by mature trees and extend nearly four acres. This substantial family house offers energy efficient living and stylish interiors finished to a high specification throughout. In addition, there is a superb self-contained annexe on the first floor of a traditional, fully renovated barn along with stables and garaging on the ground floor. This distinguished family property has everything to recommend it and is on the market for the first time in 24 years.

- Country house close to York with annexe and outbuildings
- Private position within a generous plot
- Family sized house of some 2727 sq ft plus self-contained annexe
- High specification kitchen and bathrooms with bespoke cabinetry
- Wraparound gardens and grounds
- Double garage with EV charger
- Powered by green energy - solar panels and Tesla Powerwall battery storage
- Established gardens, terrace, pond and woodland, stables and paddock
- Convenient for York city centre, ring road and Leeds



**Tenure:** Freehold

**EPC Rating:** C

**Council Tax Band:** G

**Services & Systems:** Mains gas, electricity, water, private drainage (water treatment plant 2024). Gas central heating. Solar PV array linked to a Feed-In Tariff. The property will continue to receive until 2035 an income which exceeds £2400 currently and will rise annually. Battery storage ensures that all power is consumed on site and the house is self-sufficient in the event of power outages.

**Local Authority:**

City of York Council  
www.york.gov.uk

**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.

**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.





The accommodation is designed so that the principal rooms face the rear and side of the property taking in the glorious garden views, with the ground floor enjoying direct access onto the terrace and gardens.

The generous and well-proportioned sitting room features a log-burning stove within a traditional fire surround and tall, floor-to-ceiling windows with French doors leading out on to the south facing garden terrace. The formal dining room extends 22 ft and is also double aspect with tall windows and polished wooden floors. It connects directly to the kitchen breakfast room, an outstanding family space which features bespoke painted Shaker-style cabinetry complemented by granite worktops, a central island, Butler sink and Amtico flooring which flows through to the conservatory. The two-oven AGA is powered by mains gas and in addition there is a gas

hob and two-oven electric AGA companion. Glazed French doors lead through to the all-year conservatory with log-burning stove and wonderful views over the landscaped gardens and grounds. Beyond the kitchen is a useful utility room and a separate shower room. A study complements the ground floor accommodation.

An elegant turning staircase with a polished handrail culminating in a spiral volute rises to a galleried landing leading to four light and bright bedrooms, a family bathroom and separate wc. The principal bedroom has an outlook south and west over the gardens and features an en suite bathroom with free-standing bath. Three of the four bedrooms are double aspect with lovely views.





The detached barn has been developed and renovated in recent years to include a smart, self-contained apartment on the first floor, accessed via an internal staircase. It provides ideal living quarters for guests or extended family members and could be used to generate income. The living space rises into the roof space with exposed beams and trusses, and offers generously-sized linear accommodation extending 984 sq ft.

## Outside

The property is set back from the main road, accessed via an electric gate leading on to the gravelled driveway. The drive leads to a generous parking area and sweeps round to the traditional detached barn with the garaging, pony stables and annexe above. The double garage equipped with an EV charger and three stables situated on the ground floor.

The house is surrounded by beautiful private gardens with well-stocked borders, mature trees and paved terraces providing places for family gatherings and al fresco entertaining. Beyond is an expansive area of lawn with a ha-ha overlooking a natural pond. The paddocks are largely grass with new tree planting and wildflower meadows, providing family friendly play areas. The whole is enclosed by post and rail fencing lined with hedgerows and trees.

## Environs

Gate Helmsley is a delightful hamlet some seven miles from York city centre, with a thriving farmshop and café, and lovely walks in Hagg Wood. It is conveniently located for access to York, the A64 outer ring road and west to Leeds and the A1M for the wider motorway network. Gate Helmsley neighbours Stamford Bridge on the east which offers a wide range of amenities including a doctor's surgery, veterinary clinic, convenience store, post office, café, hairdressers, public house and primary school. To the west lies Dunnington also with a wide range of shops and facilities and featuring a long-established Sports Club. The property falls within the catchment of Fulford School (Ofsted 'Outstanding') and within easy reach of superb independent schools in the city centre. York Railway Station lies some twenty minutes' drive to the west and offers regular services to major cities including Manchester, Edinburgh and London Kings Cross (some journeys take less than two hours).



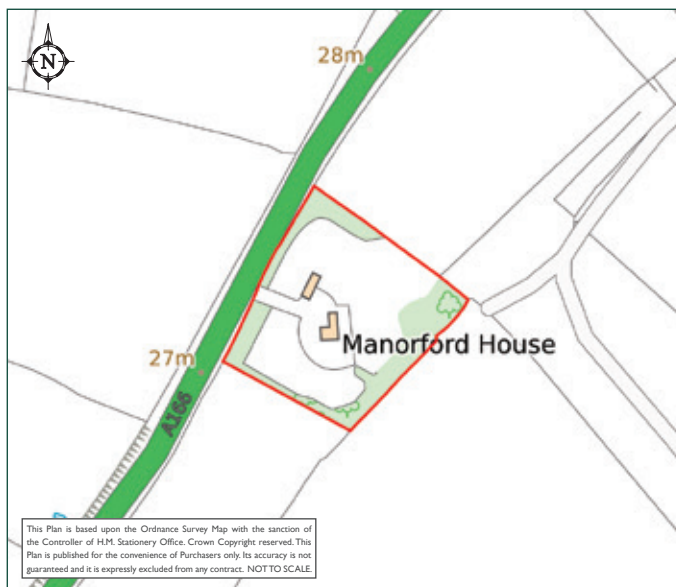












## Directions

Heading west out of York on the A166 the property can be found on the right hand side beyond Holtby and just before Gate Helmsley.

what3words ///opposite.fragments.taxpayers

## Viewing

Strictly by appointment.



ESTABLISHED 1992



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