

OAK LODGE

St Oswald's Close, Oswaldkirk YO62 5YH



OAK LODGE

**Detached twentieth century family house
occupying a commanding position and standing
in large gardens, surrounded by Howardian Hills
countryside**

Ampleforth 2 miles • Helmsley 4 miles

Malton 11 miles • Thirsk 13 miles

York 20 miles • A1(M) 20 miles

Entrance and staircase hall • 2 reception rooms •
conservatory • study • kitchen/breakfast room • utility
room • cloakroom • dog shower room • games
room/bedroom 5

4 bedrooms • 4 en suite bathrooms • loft

Detached garage

2 large sheds • greenhouse • shed/dog run

Drive • terraces • landscaped gardens

In all 0.75 acres

For Sale Freehold

Blenkin
& Co

ESTABLISHED 1992

Priestley House, 36 Bootham

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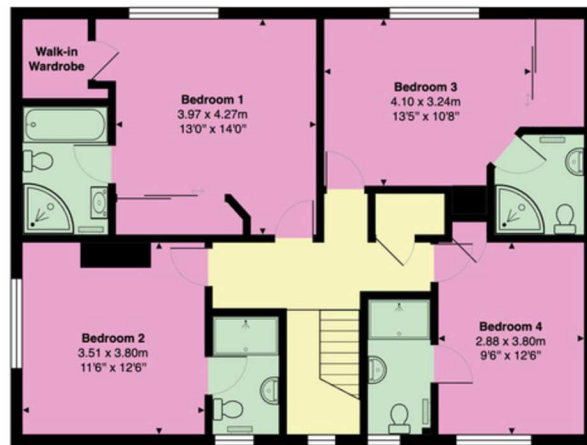
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Gross Internal Area: 274.6 m² ... 2955 ft² (excluding garage)

Blenkin
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ESTABLISHED 1992



Gross Internal Area: 52.0 m² ... 560 ft²

All measurements and fixtures including doors and windows are approximate and should be independently verified
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www.matthillier.co.uk

City

Country

Coast

Oak Lodge stands on its own at the end of a leafy cul de sac, elevated and surrounded on all sides by glorious gardens and grounds. Its position takes full advantage of the panoramic views that extend in a southwesterly direction across the 'Gilling Gap' valley in the Howardian Hills. The house was built some 45 years ago to a bespoke design, clad in stone with stone lintels and a pantile roof. It is detached and offers practical and versatile accommodation with the potential for an annexe on the northern wing. Every principal room on both floors features an exceptional outlook across rolling open countryside. The property includes a large garage and some very useful outbuildings.

- Detached stone-built house circa 1980
- Versatile and practical accommodation extending to nearly 3000 sq ft
- Potential to convert north wing into a ground floor annexe
- Outstanding, private gardens and grounds totalling 0.75 acres
- Outlook across the valley and Howardian Hills
- Peaceful position on the southern margins of the village
- Rural but convenient, two miles from Ampleforth
- 10 minutes' drive to the flourishing market town of Helmsley
- A1(M) can be reached in half an hour



Tenure: Freehold

EPC Rating: D

Council Tax Band: G

Services & Systems: All mains services. Oil central heating (oil tank fitted 2024). 17 EV solar panels.

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.





Oak Lodge is a house with an appealing ground floor layout that flows beautifully, connecting all principal rooms. The kitchen breakfast room provides ample space for a six-seater table, has oak flooring, fitted country-style units, integrated appliances and an electric Aga. As well as a cloakroom/wc there is a separate utility/laundry room with a walk-in cupboard and dog shower room. Adjacent to the kitchen breakfast room lies the formal dining room with an electric fire and glazed French doors that bring in west facing light from the conservatory. The conservatory makes the most of its position and panoramic views; it spans the western elevation of the house and extends some 32 ft with two pairs of French doors opening west

onto the garden. Another set of glazed French doors opens to the sitting room, a well-proportioned room with a wood-burning stove and south facing window. A useful study provides additional versatile living space.

A barley twist staircase rises to the first floor landing, giving access to the loft (hatch with dropdown ladder) and four double bedrooms, all with en suite bathrooms. The two west facing bedrooms have fitted wardrobes with sliding mirrored doors and bedroom 1 also has a walk-in wardrobe. Every bedroom is light and bright with far-reaching views.



Outside

Sturdy electric gates (motor updated 2025) lie at the head of a long resin drive, flanked by an array of well-established shrubs. It continues to the garage and sweeps alongside the house to provide a generous parking and turning area. The large open double garage is of timber construction, high enough to accommodate a campervan.

The landscaped gardens and grounds encircle the house and descend gently down the valley offering panoramic views; there are extensive lawns, a west facing paved terrace bounded by a low wall and a wide variety of mature perennials, shrubs and trees. The kitchen garden stands adjacent to the churchyard and includes six raised beds, blackcurrant and redcurrant bushes, a greenhouse and two secure sheds (20 ft x 10 ft). At the far southeastern corner of the garden are three silver birch trees and a willow. A mature laurel hedge sits atop a colourful rock garden, sheltering the formal garden that lies adjacent to the house. Here is a figure of eight goldfish pond with a water feature encircled by stone and framed with ornamental shrubs. On the south side of the house is an additional timber shed and run. The 0.75 acre plot is fully enclosed with post and rail fencing, well-established mixed hedging including hornbeam and beech with flowering cherry trees lining the southern boundary.





Environs

Oswaldkirk lies alongside the North York Moors National Park on the edge of an escarpment protected from the north by the steeply rising Oswaldkirk Hagg and with expansive views over the valley. Within the village is a thriving village hall and Grade II* listed church. A range of amenities are found in neighbouring Ampleforth including a village store, public house, primary school, medical centre and the renowned College. Further facilities are available at the nearby market town of Helmsley. Thirsk Railway Station runs a Grand Central service directly to London Kings Cross in about two hours as well as a TransPennine Express service to York, Leeds and Manchester Airport. The A1(M) gives access to the north and south with international airports at Leeds and Manchester. There are local state and independent schooling options, the latter including Terrington Hall and Ampleforth College, with York schools also very accessible.

Directions

From Main Street, head south onto Manor View and follow the road around to St Oswald's Close where you will see Oak Lodge directly in front of you, the final house on St Oswald's Close.

What3words: Head of drive ///tasks.embedded.mincing House ///buzzer.people.dislodge

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:** April 2025

