

TOLLERTON MILL

Tollerton, North Yorkshire



TOLLERTON MILL

Family house converted from an eye-catching windmill and skilfully extended, with a garage, lovely gardens and spectacular views.

*Newton-on-Ouse 2 miles • Easingwold 5 miles
York 9 miles • Thirsk 14 miles*

Entrance garden room • 2 reception rooms • kitchen/
breakfast room • study • cloakroom/wc • utility room •
boiler room

5 bedrooms • 4 bathrooms

Garage block with workshop and gym

Gardens and grounds

In all half an acre

For Sale Freehold

Blenkin
& Co

ESTABLISHED 1992

Priestley House, 36 Bootham
York, YO30 7BL
sales@blenkinandco.com
01904 671672

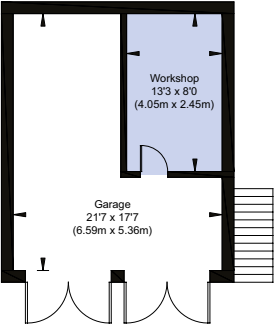
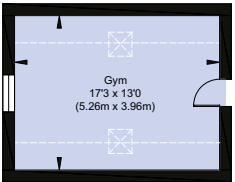
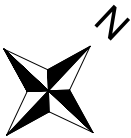
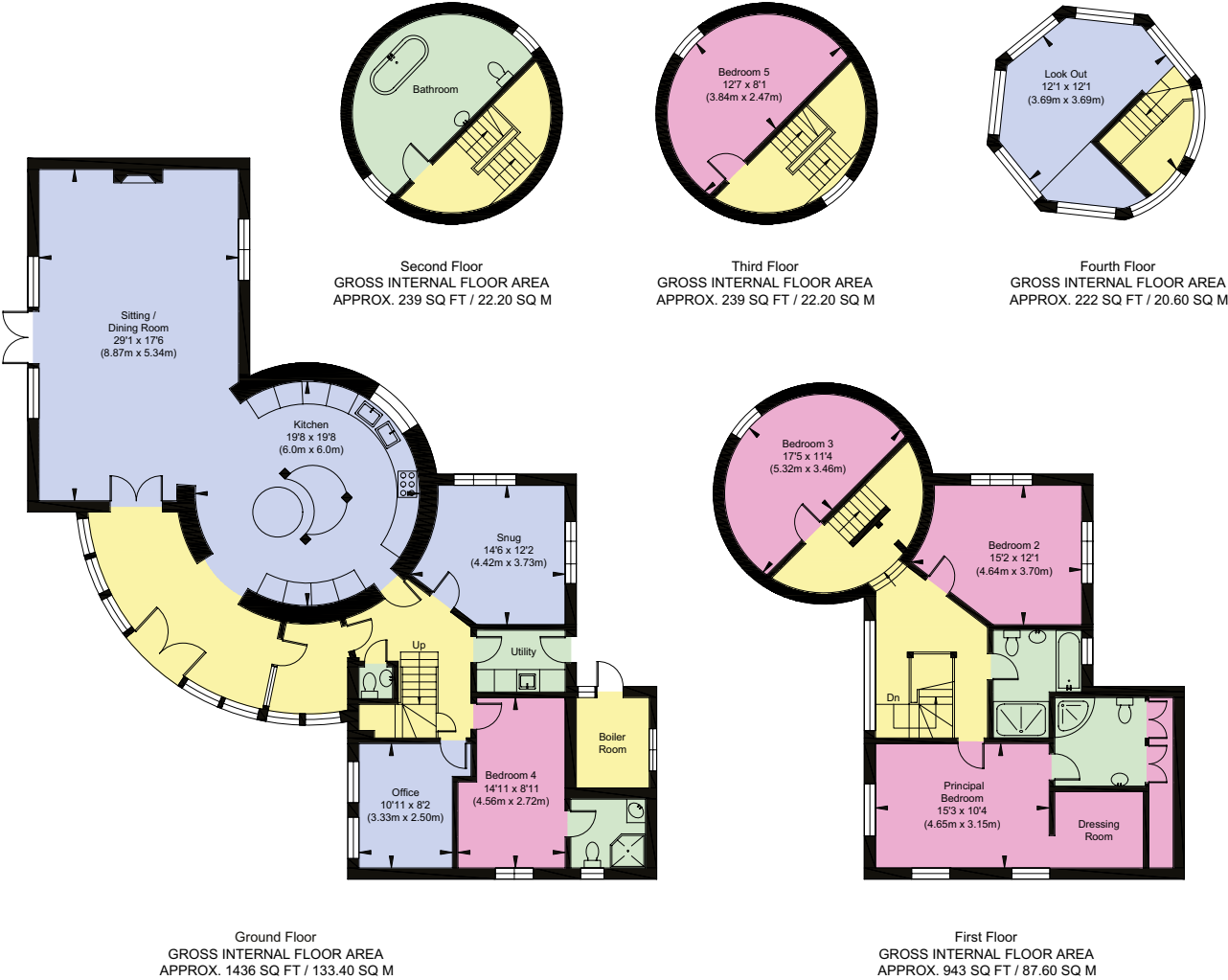
blenkinandco.com

Tollerton Mill, Newton Road, Tollerton, North Yorkshire YO61 1QX

Approximate Gross Internal Floor Area
3078 SQ FT / 286.0 SQ M - (Excluding Boiler Room)
OUTBUILDINGS AREA 604 SQ FT / 56.0 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 |
| (81-91) B | |
| (69-80) C | 62 |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |



City

Country

Coast

Tollerton Mill stands on its own occupying a delightful rural position on the outskirts of the village of Tollerton. An innovative conversion of a former windmill dating from 1815, this unique property skilfully integrates a house and former wind-powered corn mill to create a superbly unified property with a family-friendly layout. Its accommodation extends over 3000 sq ft and includes circular living space alongside traditional four-square rooms. A lookout room on the fourth floor provides a panoramic view towards York Minster and The White Horse at Kilburn. This unique family house comes with landscaped gardens, a double garage and a long private drive.

- Period family house part-converted from a windmill
- More than 3000 sq ft of versatile living space
- 5 bedrooms and 4 bathrooms including a ground floor suite
- Sympathetic restoration with some fine heritage features
- 360-degree crow's nest lookout room
- Private setting in half an acre, approached via a long drive
- Generous south facing garden
- Double garage with room above
- Village with amenities, 9 miles north of York city centre



Tenure: Freehold

EPC Rating: D

Council Tax Band: G

Services & Systems: Mains electricity, water and drainage. Oil central heating. Bottled gas for the hob.

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.





One of the last working windmills in Yorkshire and still in service in 1942, Tollerton Mill fell into disrepair in the early 70s and was then converted into a dwelling by an architect. A comprehensive and thoughtful programme of renovation and refurbishment was carried out by the current owners circa 2010. The property has delightful gardens and is bounded by pastures and farmland.

The bespoke, oak-framed entrance hall and garden room follows the curvature of the old mill and faces southwest across the gardens, connecting the original building to the east and west wings of the house. On the west the sitting/dining room extends nearly 30 ft, has a wood-burning stove and rises into the roof space with exposed oak trusses and floor-to-ceiling windows. Wide doors lead out onto the sunny terrace. On the east wing is a two-storey building providing traditional living and bedroom

accommodation, including a useful bedroom suite on the ground floor.

At the heart of the home is the kitchen/breakfast room which forms part of the original mill with curved walls, original beams and heritage components of the working mill being retained. The owners have carefully and sympathetically crafted a premium handmade kitchen into the arcs of the mill walls with a central island incorporating banquette seating. The kitchen includes curved granite worktops and integrated Miele appliances.

A versatile arrangement of bedrooms and bathrooms are arranged within the converted mill and its accompanied building, connected by a landing with a picture window. The principal bedroom suite is double aspect and comes with a dressing room and shower room. Two bedrooms and a bathroom are situated within the mill,



skilfully designed to accommodate its circular dimensions. The outlook becomes increasingly dramatic as the staircase ascends. On the fourth floor is a sensational look-out room that offers spectacular 360-degree views through six picture windows, stretching across the North Yorkshire landscape towards York Minster and The White Horse at Kilburn.

Outside

The house is approached via a long, gravelled tree-lined drive that arcs around to the house, flanked by the garden and bordered by mature hedging. It passes the garage and continues to a turning circle close to the house, with EV charger. The detached, timber, double garage has a workshop and room above with east facing window and views towards the river Kyle; it is currently used as a gym. The first floor is accessed via an external staircase.

The delightful south facing gardens border open farmland and offer a balance of mature trees, shrubs, borders, raised beds and sweeping lawns. There is a pergola adorned in wisteria, providing a seating area of dappled shade during summer months. A raised terrace with bespoke curved seating of brick and stone, nestled and private, sits alongside a brick-built pizza oven and wood-fired hot tub. A flight of stone steps descends to the lawn, dotted with a variety of ornamental trees as well as a magnificent willow. Further seating areas are situated to enjoy the carefully curated landscaped gardens and open countryside beyond. The whole is enclosed by hedges and fencing.





Environs

Tollerton is a thriving village with a range of amenities including an award-winning village shop/post office, primary school, doctors' surgery, public house and a village hall with associated tennis courts and cricket club. Nearby Newton-on-Ouse is also home to a riverside pub and Linton-on-Ouse offers village amenities as well as Linton Lock with its popular café restaurant and walks.

To the north lies the local Georgian market town of Easingwold; it includes a secondary school and a range of amenities such as supermarkets, a doctor's surgery, popular bistro and numerous independent shops. Easily accessible from Tollerton are the private schools, Cundall Manor and Queen Mary's, along with the independent schools in York

The A19, just a mile away, provides rapid access north to the market town of Thirsk and south to York. The York ring road with its shopping parks and retail outlets is a drive of around fifteen minutes and the city centre lies just beyond. York railway station has regular services to major cities including Manchester, Edinburgh and London where some journeys take less than two hours to Kings Cross.

Directions

Heading out of Tollerton on the Newton Road, turn right onto Ings Lane, and the first right turn is the drive belonging to Tollerton Mill.

What3words: ///applied.crown.verve

Viewing

Strictly by appointment.



ESTABLISHED 1992



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:** 2024 and May 2025. Brochure by wordperfectprint.com

