

LILAC HOUSE

Thorpe Bassett, Malton



LILAC HOUSE

Development opportunity including a period farmhouse in need of renovation, outbuildings and land, in an attractive rural village near Malton

*Rillington 1 mile • Malton 6 miles • Scarborough 19 miles
York 23 miles • Leeds 50 miles*

Entrance and staircase hall • drawing room • sitting room
• kitchen/dining room • utility • wc/shower room • cellar •
cloakroom

Principal bedroom • 3 further bedrooms • house bathroom

2 attic rooms

Various outbuildings and stables

Ample parking • paddocks

In all some 2.15 acres

For Sale Freehold

Blenkin
& Co

ESTABLISHED 1992

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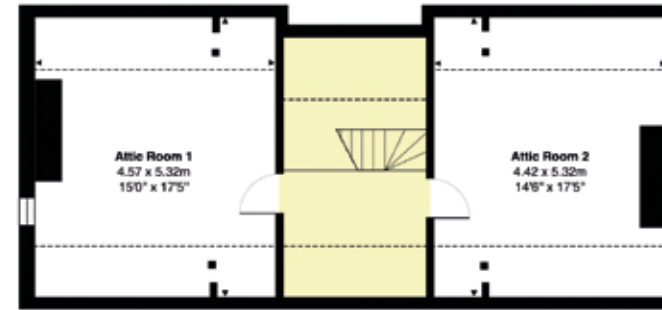


Lilac House, Thorpe Bassett, Malton YO17 8LU

Approximate Gross Internal Floor Area

269.8 SQ M / 2905 SQ FT

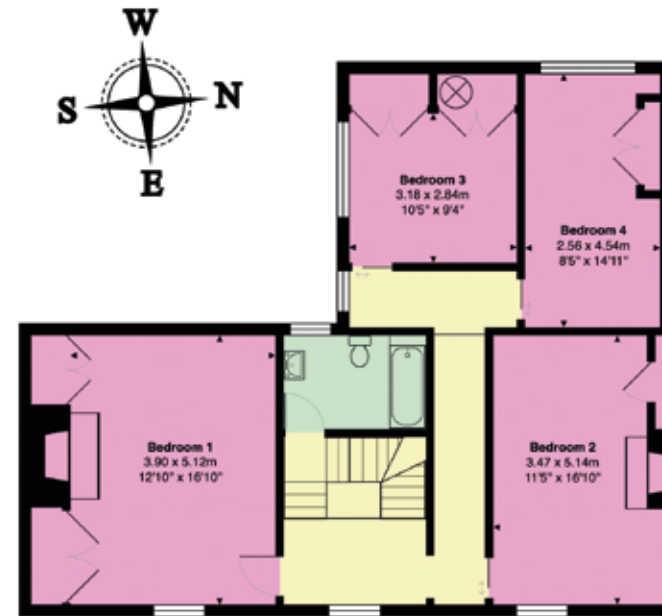
For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



Second Floor



Ground Floor



First Floor

City

Country

Coast



Lilac House is a handsome double-fronted former farmhouse in need of renovation, listed for sale for the first time in over 70 years. Dating from the mid-18th century with a 1970s two-storey rear addition, the house sits behind a formal parterre garden in the centre of this enduring and peaceful village on the edge of the Yorkshire Wolds.

- Detached Georgian village house
- In need of renovation
- Period features
- Extensive outbuildings and modern farm buildings with development potential
- Planning consent for 5 new dwellings across the site
- In all over 2 acres including open paddocks

- Rural setting in the heart of a peaceful village on the edge of the Wolds
- Good access to the coast, Malton and York

The property offers the opportunity for bespoke residential development. A planning pack available on request (reference number ZE24/0064/GPAGB).

- Planning consent for a single dwelling on the grassed area adjacent to the house.
- Planning consent for the conversion of the farm buildings into four further dwellings: a 4-bedroom dwelling, a 3-bedroom dwelling and two 2-bedroom dwellings.



Tenure: Freehold

EPC Rating: Exempt as Grade II Listed

Council Tax Band: E

Services & Systems: All mains services, private drainage – septic tank.

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.



The handsome former farmhouse has retained some fine architectural details including an original staircase, fireplaces, sash windows and a cellar. Accommodation includes an entrance hall with walk-in cloakroom and traditional black-and-white floor tiles, a drawing room with dual aspect windows and cast iron multi-fuel stove, a living room with marble fireplace housing a multi-fuel stove, and a large family kitchen with a racing green oil-fired AGA and matching electric range. Adjoining is a utility room with shower room, separate wc and access to the courtyard. A stone-floored cellar provides further practical space.

The first floor offers four double bedrooms – the two front-facing with original fireplaces and sash windows – along with a house bathroom and further scope in the attic rooms above. The attic was insulated and boarded approximately ten years ago and retains exposed trusses and timber pegging, with sufficient height to be used as further accommodation, subject to the necessary consents.

Outside

Lilac House is set back behind an ornate parterre garden with lavender borders, curved box hedging and gravel walkways, approached via a gated entrance. To the side, a private driveway leads to the rear courtyard which is flanked by a traditional range of outbuildings and former stables, alongside ample off-road parking. Beyond lies a further expanse of yard, modern agricultural buildings and open paddocks, in total extending to approximately 2.15 acres.



Environs

Thorpe Bassett is an attractive rural village located between York and Scarborough, surrounded by open farmland and on the edge of the Yorkshire Wolds. The nearby village of Rillington has a doctors' surgery, fish & chip shop, two public houses, primary school, post office and village store. There is a useful footpath direct from the property boundary to the village. Lilac House is convenient for the A64 trunk road connecting to Malton, York, Leeds and the east coast.

Directions

What3words ///blink.plan.ridge

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:** July 2025. Brochure by wordperfectprint.com



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