

HEADON LODGE

Wyedale, Brompton by Sawdon, Scarborough



HEADON LODGE

Outstanding package – period country house, separate cottage, outbuildings, gardens and paddocks, enjoying an elevated position with glorious views

*Scarborough 8 miles • Pickering 9 miles • Malton 14 miles
York 30 miles • Thirsk 36 miles*

House: 4 reception rooms • home office • kitchen/ breakfast room • domestic offices • 8 bedrooms • 5 bathrooms • second floor rooms

Cottage: kitchen • sitting/dining room • 2 bedrooms • bathroom

Garage • workshop • plant room • kennel

2 paddocks • field shelter • pony stable • pigsty

Gardens and grounds

11.4 acres in all

For Sale Freehold



ESTABLISHED 1992

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

blenkinandco.com

Headon Lodge, Wyedale, Brompton by Sawdon, Scarborough YO13 9DG

Approximate Gross Internal Floor Area

Main House: 9,152 SQ FT / 850.0 SQ M

Cottage: 853 SQ FT / 79.2 SQ M

Outbuildings: 2,013 SQ FT / 187.1 SQ M

Total: 12,680 SQ FT / 1,178.0 SQ M

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

Headon Lodge – Energy Efficiency Rating

Current	Potential
	66
45	

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

Nellie's Cottage – Energy Efficiency Rating

Current	Potential
	84
35	

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs



City

Country

Coast

This stunning country house dates from the early 1800s and was greatly enlarged by a distinguished extension circa 1880 designed to satisfy the demands of the dowager from neighbouring Wydale Hall. She brought with her a number of fine mahogany doors. The house is accompanied by traditional outbuildings and a handsome cottage contemporaneous to the house which offers separate ancillary accommodation. Headon Lodge has an elevated position with some spectacular and far-reaching views enjoyed particularly from the first floor. Its location is rural but entirely accessible being just a mile from the A170 linking Scarborough to Thirsk.

- Detached Georgian country house with cottage, gardens and land
- Elevated position with fine views
- Dates from the early 1800s and 1880s. Not listed.
- Accommodation arranged over 3 floors and extending to over 9000 sq ft
- Separate cottage, ideal for extended family, holiday letting or AST
- Equestrian – paddocks, field shelter, pony stable
- Situated in a small hamlet off a quiet no-thru country lane
- Midway between Pickering and Scarborough



Tenure: Freehold

EPC Rating: House E, Cottage F

Council Tax: House H, Cottage D

Services & Systems: Mains water and electricity (3-phase supply). Biomass boiler serving house and cottage. Bottled gas for the hob. Oil tank for the Aga serving as a back up. Private drainage. Superfast broadband with 4G router.

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.





Much of the grand hallway and the drawing room lie within the imposing Victorian part of the house with the study and dining room dating earlier from the 1800s. The array of Georgian/Regency/Victorian detailing is impressive: there is a handsome staircase with a polished handrail and spiral end, towering ceilings, elaborate plasterwork, deep bay windows, panelled mahogany doors, tall 12-pane sash windows, some fine antique fireplaces, deep skirting and the original cast iron radiators and floorboards. The reception rooms orientate southwards with lovely views and the drawing room has tall paned French doors that open onto the garden. At the far end of the hall, planning permission is in place to build a conservatory/garden room in a sheltered sunny corner. A wine cellar alongside the formal dining room is formed from a safe room in use when the house was occupied by

the army during the World War II, and it is concealed behind a metal door. The kitchen/ breakfast room usefully connects to the driveway at the front and garden terrace at the back. The country kitchen includes an island unit, a breakfast bar, granite worktops and integrated appliances; alongside is a utility room and a boot room with a gun cupboard behind a reinforced door.

The informal northern wing is integrated with the main house but could form a two-storey annexe. It is part of a more recent extension and has a contemporary aesthetic. The family room features a wood-burning stove housed in a brick fireplace and full height windows and doors that open southwards onto the garden terrace. Adjacent is a room that currently serves as a small home cinema. Both have underfloor heating.



Upstairs is a bathroom and a bedroom with a high ceiling that rises into the roof space and has low windows that span the southern wall providing outstanding views across the parterre garden to pastures and woodland beyond. These rooms could form a self-contained annexe incorporating an adjoining 'loft room' with a kitchenette – all served by a back staircase. External granary steps provide separate access.

On the first floor, a suite of rooms on the western wing forms the palatial principal bedroom suite. The bedroom mirrors the drawing room below and has a handsome fireplace and bay window giving far-reaching southerly views across the garden to the Wolds in the far distance. The suite of rooms includes a morning room, a dressing room, a walk-in wardrobe with fitted units and a luxurious en suite bathroom inspired by Claridge's in Mayfair and fashioned in marble.

The second bedroom suite comprises an elegantly proportioned bedroom with a handsome working fireplace and two cast iron radiators below a pair of tall sash windows; alongside is a large bathroom with Twyford fittings. This bathroom with its bath tub and shower doubles up as a house bathroom as it has dual access from the landing. There is a third bedroom suite and two additional double bedrooms serviced by a Jack & Jill bathroom. A large laundry room off the first floor landing has a Butler sink.

The second floor offers a series of useful rooms, plumbed for radiators and with Velux windows and a window with an eastern outlook. Additional loft space is not boarded and offers opportunities for further development.





Outside

Wrought iron gates open to a gravelled area and garage in front of the main entrance to the house. Beyond, a drive accesses a traditional courtyard that provides a parking area alongside the rear entrance, the cottage and outbuildings. Here are two EV charges. The gardens and grounds wrap around the house, lying predominantly on the south and east. There are sweeping lawns, flower beds, mature broadleaf trees and a sunken garden. Outside the kitchen/breakfast room and family room is a paved terrace with a raised pond and a parterre garden shielded by a lofty yew hedge. There are strawberry, raspberry and gooseberry bushes alongside apple and plum trees. An additional barbeque terrace is presided over by a silver birch with a productive fig and espalier apple trained on the wall.

To the south and west lie the paddocks - connected through farm gates - with the far paddock bounded by a strip of woodland. The paddock that is closer to the house has a modern field shelter with water source and was re-fenced with stock fencing in February 2025. A traditional pony stable is situated next to the 10 ft boundary wall, and alongside the paddock is a pigsty with an outdoor run. In all there are some ten acres of grazing.

Headon Yard Cottage

The cottage is contemporaneous to the house and provides attractive accommodation arranged over two floors, extending to more than 850 sq ft in all. It serves as ideal living space for extended family and works equally well as a holiday let or AST rental. We at Blenkin & Co are happy to advise on rental value.





Environs

Wydale is a rural hamlet situated in an elevated position on the foothills of the North York Moors National Park, overlooking the Vale of Pickering with the Yorkshire Wolds in the far distance.

The neighbouring village of Brompton by Sawdon is well served by an award-winning family butchers & grocers (recommended by Tom Parker Bowles), village hall, tearooms and church where William Wordsworth was married. It is also the 'Birthplace of Aviation' where the pioneering aeronautical engineer, Wydale landowner Sir George Cayley built and tested the first manned gliding machine. The neighbouring village of Snainton is also well served having additional amenities that include a playing field, fish & chip takeaway, riding club and golf course and store. Seamer Railway Station is approximately seven miles away offering direct connections to Scarborough, Malton and York. There are excellent road links east and west via the A170 linking Thirsk with the coastal town of Scarborough, some fifteen minutes' drive to the east. Primary schools can be found in the neighbouring villages, secondary schools in Malton, Pickering and Scarborough and the independent school, Scarborough College, lies some ten miles away.

Directions

Wydale Lane is an access only country lane that runs north, lying between the villages of Snainton and Brompton by Sawdon on the A170. Wyvale Lodge is the first house on the right, just beyond Emmaus, a retreat owned by the Diocese of York.

What3words: ///assume.blueberry.perform

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:** April 2025. Brochure by wordperfectprint.com

