

TANNERY COTTAGE

Welburn, York



TANNERY COTTAGE

Detached village house with secure parking, half an acre of garden and outstanding views of Castle Howard.

A64 1 mile • Malton 6 miles • York 14 miles • Scarborough 28 miles

Entrance and staircase hall • study • open plan kitchen/ dining/sitting room • pantry • utility room • shower room/ cloakroom • porch.

2 bedrooms • dressing room/occasional bedroom

Second floor loft space

Gardens and grounds • field

Drive • garden room • greenhouse • garage/workshop • potting shed

In all 0.63 acres

For Sale Freehold

Blenkin
& Co

ESTABLISHED 1992

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Approximate Gross Internal Floor Area

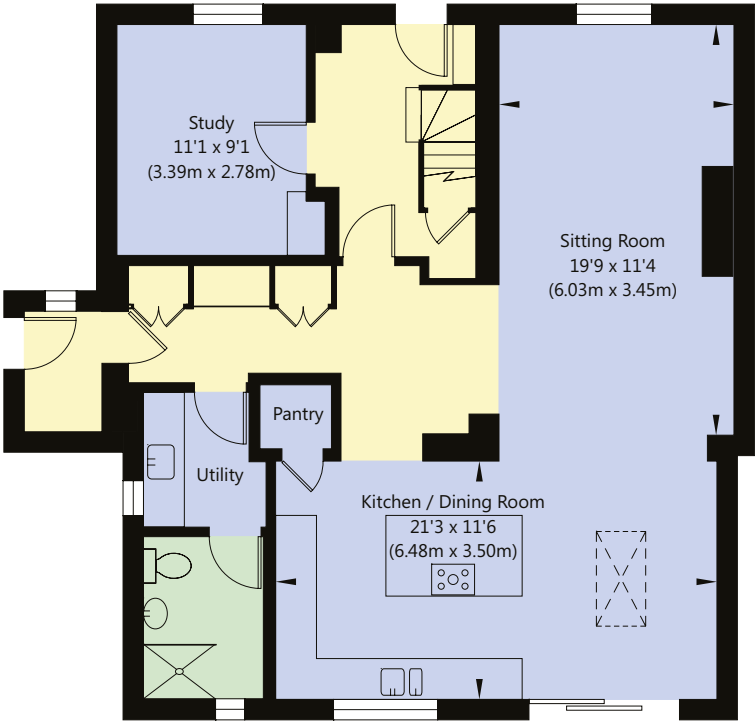
Main House - 1537 SQ FT / 142.75 SQ M

Garden Room - 200 SQ FT / 18.61 SQ M

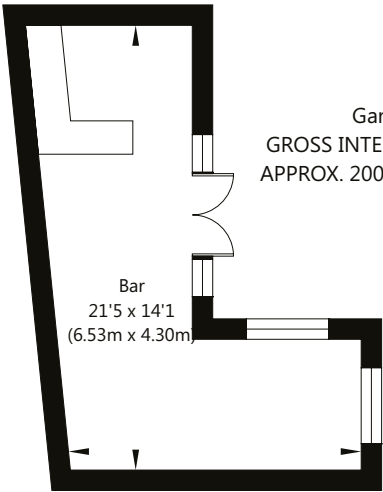
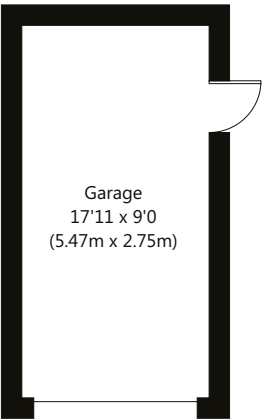
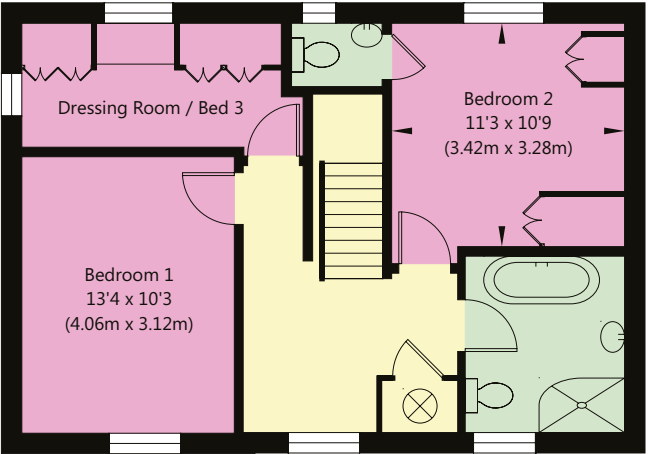
Total 1737 SQ FT / 161.36 SQ M - (Excluding Garage)

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

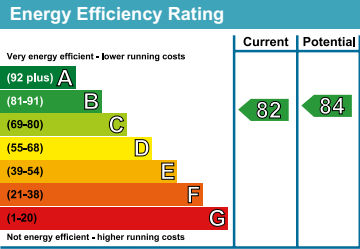
Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 964 SQ FT / 89.53 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 573 SQ FT / 53.22 SQ M



Garden Room
GROSS INTERNAL FLOOR AREA
APPROX. 200 SQ FT / 18.61 SQ M



City

Country

Coast

Tannery Cottage is a double-fronted detached house that enjoys a premium position in the village, slightly elevated and with glorious views of Castle Howard, the preserve of few houses within this Conservation village. It sits on a particularly generous plot of more than half an acre and comes with off-street parking as well as a summer house/party room. This one-off property in the heart of Welburn has only had two owners since its construction in 1998 and is on the market for the first time in 24 years.

- Detached house with 0.6 acres in the middle of Welburn
- Secure off-street parking and outbuildings
- Powered by green energy
- Versatile accommodation of more than 1500 sq ft with potential to extend
- Options for ground floor bedroom/bathroom
- In the heart of a superb Conservation village with amenities
- Howardian Hills village convenient for York and Malton



Tenure: Freehold

EPC Rating: B

Council Tax Band: F

Services & Systems: Mains electricity and water, oil central heating. UV solar panels and Tesla battery storage system. Fibre optic to house. Very large water tank with pressurized system.

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 AONB

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.

Additional Notes: there is an overage clause on the field purchased in 2012. The field lies within a Conservation Area with a protected view.





Constructed on the site of an old tannery, using stone and pantile, this detached house with a steeply pitched roof was significantly extended by the current owners to create an open plan kitchen/dining/living room with additional utility space. Further renovations have all significantly enhancing the property, inside and out.

In the last two to three years, the house underwent a comprehensive programme of renovation. This included fitting a new kitchen, panelled internal doors and boot room cabinetry all bespoke from FloCoe, installing a wood-burning 'Pickering Stove' from 'Town & Country Fires', a new bathroom and wet room, and carpets and oak floors from Rodgers of York. The property has also been updated with a new water tank and a pressurized system, zoned underfloor heating to the extension and solar panels with home battery storage.

The L-shaped kitchen/dining/living room lies at the heart of the house; it has a roof lantern and double doors that slide open on to the garden. The 20 ft living area features a wood-burning stove within a traditional fireplace, and the dining area accommodates a family-sized table for six. Recently fitted to a bespoke design, the kitchen includes quartz worktops, an Elica induction hob with an integrated hood and breakfast bar, Siemens and Neff integrated appliances, and a larder cupboard with motion sensor lighting. Alongside are the utility areas comprising a boot room space with fitted cabinets (supplemented by an understairs cloaks cupboard), a fitted utility room with sink and a large wet room with wc. A porch on the eastern elevation of the house provides direct access to the drive and parking. The study is a versatile room that could be a snug or ground floor bedroom serviced by the wet room.



Garden Room

The stairs rise to a large landing on the first floor providing a dramatic outlook across rolling hills to Vanbrugh's Castle Howard with its noble dome and 'pyramid' folly. The tall window opens to a reinforced flat roof offering the potential to create a roof terrace. There are two double bedrooms, one with an en suite cloakroom providing a wc with basin.

The small single bedroom/occasional bedroom currently serves as a dressing room and is fitted with bespoke cabinetry. A recently fitted house bathroom has a freestanding bathroom, corner shower, basin within a vanity unit, wc and heated towel rail. The loft, which is part boarded and holds the Solar Inverter, offers potential to create an additional bedroom.

Outside

Double timber gates open to a wide drive, providing parking for two cars and terminating at the fixed greenhouse. Here is the log store and the porch/rear entrance. In 2012, the owners purchased the neighbouring field to create a sizeable garden with field area. The garden blends seamlessly into the field which has been planted with a variety of trees including horse chestnut, cherry trees, multi-stemmed birch and walnut. Cow slips and wild orchids can be found in the meadow grass and there is a small wildlife pond. There are six raised beds and a fruit cage, and a small orchard. A gravelled and paved area abuts the house sheltered by a trellis with a grape vine. The whole rear garden is rabbit fenced and fully enclosed for dogs.

The garden room was built in 2023 as part of the extensive renovations. It is fully insulated with double glazed windows and French windows opening west onto the sunny paved terrace where there are outdoor sockets. The small garage/workshop has power and light.



Environs

Welburn is a particularly appealing village set on rising ground on the edge of the Howardian Hills, an Area of Outstanding Natural Beauty, with country walks on the doorstep. Once a part of the Castle Howard Estate, the village has retained its identity and integrity and has a range of amenities. These include The Crown & Cushion public house, a highly regarded village shop/bakery/café, a garage, church, village hall and community primary School. Terrington Prep school is also within easy reach. The village is on a bus route and the nearby A64 provides rapid access to Malton, York, Leeds and the A1(M). Leeds Bradford Airport is about an hour's drive away.

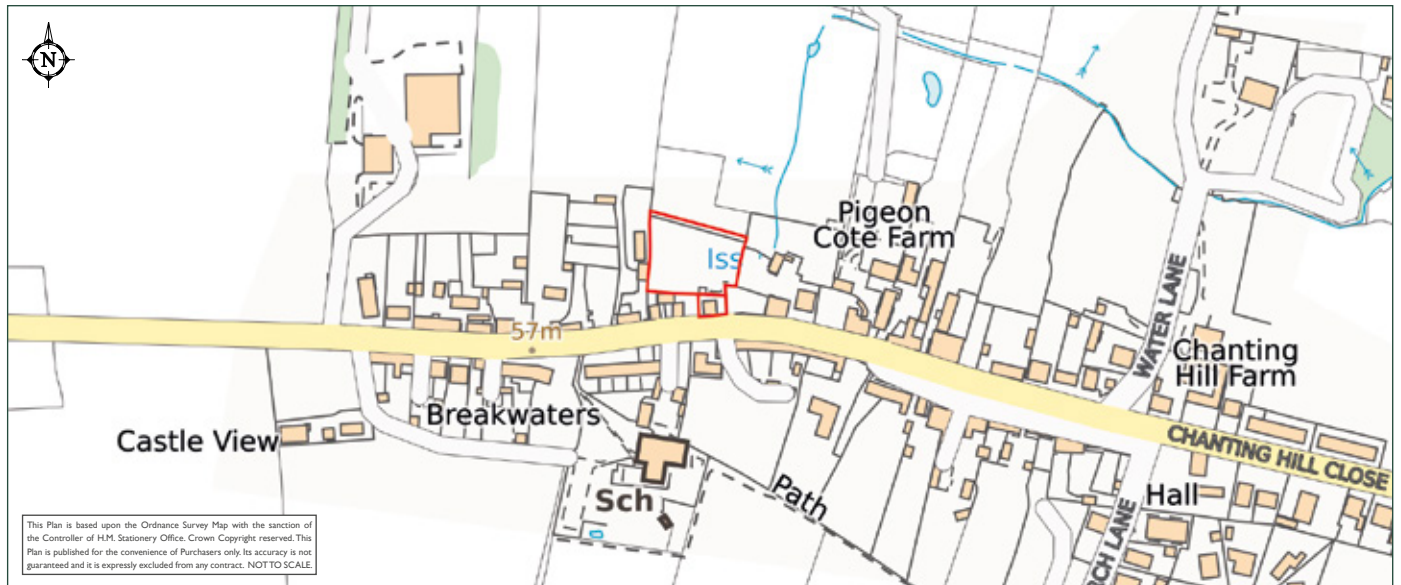
Directions

Turning off the A64 into Welburn village, proceed up the village street, passing The Crown & Cushion. The property lies just beyond the garage on the right hand side.

What3words: ///goad.keys.waltzes

Viewing

Strictly by appointment.



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