

THE HOLLIES

Hovingham



THE HOLLIES

Charming house in this most sought-after village, with garage, garden and beautiful views

Malton and Helmsley 8 miles • Easingwold 10 miles • York 16 miles

Entrance and staircase hall • cloakroom • 2 reception rooms • kitchen/dining room

Principal bedroom suite with dressing room and bathroom • 4 further bedrooms • 2 further bathrooms

Garage • driveway parking • shed

Front and rear gardens

For Sale Freehold

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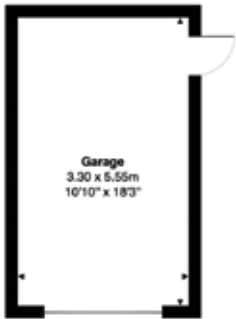
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The Hollies, 15 Pasture Lane, Hovingham, YO62 4JT

Approximate Gross Internal Floor Area
179.6 SQ M / 1933 SQ FT (excluding garage)

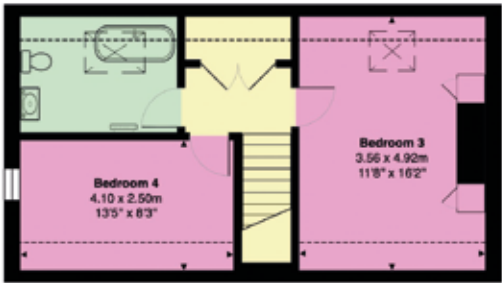
For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



Garage
Gross Internal Area: 18.3 m² ... 197 ft²



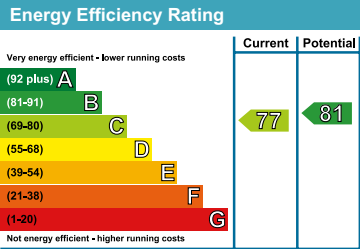
Ground Floor
Gross Internal Area: 74.9 m² ... 806 ft²



Second Floor
Gross Internal Area: 43.6 m² ... 469 ft²



First Floor
Gross Internal Area: 61.1 m² ... 658 ft²



City

Country

Coast

The Hollies is a handsome residence built in honey-coloured reclaimed stone sourced from the renowned Dringstone Quarry on the North York Moors. Presented in immaculate decorative order, the house boasts a number of bespoke features, thoughtfully incorporated at the request of the current owners who purchased the property off-plan some fourteen years ago. It comes with a secure garage, off-street parking, and a charming rear garden that offers privacy and far-reaching views across open countryside. The Hollies is ideally situated within easy walking distance of the village's range of amenities.

- Double-fronted house in a sought-after street
- Accommodation totalling nearly 2000 sq ft arranged over 3 floors
- Energy efficient home powered by an air source heat pump
- Well-appointed and beautifully maintained
- Landscaped rear garden - private and overlooking open countryside
- Garage and off-street parking
- Beautifully preserved Estate village with a monthly village market
- Superb range of amenities within strolling distance including a shop
- Howardian Hills, an Area of Outstanding Natural Beauty
- In between Malton and Helmsley, half an hour's drive to York



Tenure: Freehold

EPC Rating: C

Council Tax Band: F

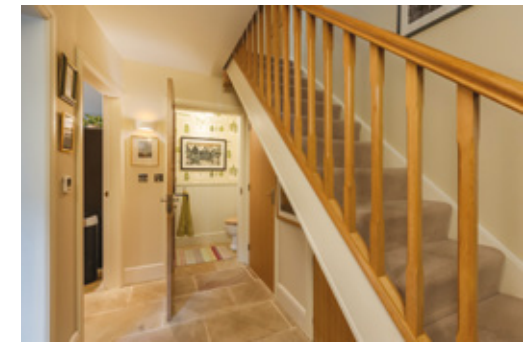
Services & Systems: All mains services. Air source heat pump. Zoned heating. Zoned alarm.

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: City of York Council www.york.gov.uk Conservation Area

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.





This bespoke, modern semi-detached home features a thoughtfully designed layout with enhanced privacy. On the attached side, a purpose-built space - integrated into the structure - acts as a sound buffer, significantly reducing noise transfer from the neighbouring property.

The kitchen-dining room is a beautifully designed space, featuring a walk-in pantry, classic Shaker-style painted units, integrated appliances, a Butler sink, and a SMEG range cooker. It opens into a light-filled dining space with French doors and a picture window that frames spectacular views of the garden and countryside beyond.

The sitting room is an elegant room with a wood-burning stove set within a traditional fireplace, and French doors opening west onto the garden - perfect for enjoying summer breakfast. At the front of the house, a well-proportioned study offers a quiet retreat with charming views up and down the street.

Upstairs, the principal bedroom suite spans the full width of the house and enjoys outstanding views across open countryside. It includes a bathroom with a lovely outlook and a fitted dressing room, accessed through double doors.

The three additional double bedrooms, arranged over the first and second floors, are generously sized and served by two well-appointed bathrooms, providing flexible accommodation for family and guests alike.



Outside

A pretty front garden borders the pathway leading to the front door, which sits beneath a porch adorned with climbing roses. A driveway passes through timber gates and leads to a single garage dressed in stone with a pantile roof. Together, the drive and garage provide parking for up to four vehicles. The garage is fully equipped with power, lighting, and electric roller doors.

The garden is both private and sheltered, bordered by the cedar-clad, south-facing wall of the garage and raised beds planted with perennials and colourful climbers. Adjacent to the house, a York stone patio with a sunny west-facing courtyard provides an ideal spot for afternoon relaxation. At the far end of the garden, a further paved terrace enjoys a peaceful vantage point to take in the far-reaching views across open fields. In addition, there is a purpose built timber shed by Shamrock Sheds and two water butts.



Environs

Pasture Lane is a small private development situated behind the high street and linked to the heart of the village via a short footpath, providing convenient access to all of the local amenities. This historic Estate village, part of the Worsley family's estate, retains its timeless charm with a tumbling beck, open parkland, and a village cricket ground. Known for its strong sense of community, Hovingham boasts a village store, bakery, Michelin-starred restaurant along with the Worsley Arms Hotel, a GP surgery, and an active village hall and arts venue. The village also hosts a well-established monthly market and supports both cricket and tennis clubs.

Ideally situated in the Howardian Hills midway between Malton and Helmsley, Hovingham is also within easy reach of the historic city of York. The nearby market town of Malton offers rail connections to York and the East Coast Main Line. There are fine walks from the doorstep, and the North York Moors National Park lies within easy reach.

Directions

Turn into Pasture Lane and No. 15 (The Hollies) can be found just beyond the curve in the road on the right hand side.

What3words: ///gossip.tower.accented

Viewing

Strictly by appointment.



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