

LUTTON HOUSE

East Lutton, Malton



LUTTON HOUSE

**Hugely versatile Wolds property
comprising a family farmhouse, annexe,
a variety of outbuildings and a paddock**

*Sledmere 3 miles • Malton 9 miles • Driffeld 10 miles
Scarborough 16 miles • York 26 miles • Beverley 22 miles*

Staircase hall • boot room • 3 reception rooms •
conservatory • kitchen/breakfast room • utility room •
cloakroom/wc

Principal bedroom suite with bathroom • 4 further
bedrooms • family bathroom • part boarded loft

Annexe: studio room • separate wc • office with
kitchenette

Garage and workshop • 4-bay barn • stable block • tractor
shed

In all 3.3 acres

For Sale Freehold

Blenkin
& Co

ESTABLISHED 1992

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Approximate Gross Internal Floor Area

House: 3,303 SQ FT / 306.9 SQ M, Annexe: 727 SQ FT / 67.5 SQ M, Garage: 510 SQ FT / 47.4 SQ M
Barn: 425 SQ FT / 39.5 SQ M, Tractor Shed: 240 SQ FT / 22.3 SQ M, Stable Block: 626 SQ FT / 58.2 SQ M
Total: 5,832 SQ FT / 541.8 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient • higher running costs		

82



City

Country

Coast

Lutton House is an exceptionally attractive and versatile residence, beautifully maintained and showcasing a wealth of handsome internal features. Occupying a superb edge-of-village position in East Lutton, the property enjoys far-reaching views over rolling countryside to the south and east.

The substantial double-fronted farmhouse, together with its detached annexe, is set well back from the village road in a wonderfully private setting, surrounded by landscaped gardens and mature grounds. The property also benefits from a large parking area able to accommodate multiple vehicles, a garage/workshop, and additional outbuildings. For equestrian buyers, there is a range of facilities including a paddock.

Perfectly suited to family living, Lutton House is a delightful rural

home offering exceptional scope for a wide variety of lifestyles.

- 5-bedroom former farmhouse with separate annexe
- Versatile living accommodation of around 4000 sq ft plus outbuildings
- Fully renovated and offered in immaculate decorative order
- Set in 3.3 acres, accessed by 2 drives
- Superb edge-of-village position with uninterrupted open views
- Equestrian facilities include a manège, stables, tack room, paddock
- Garage with workshop and other outbuildings
- Fibre broadband - ideal for home working
- Lovely outlook across south and east across open countryside
- Some 20 minutes' drive from Malton



Tenure: Freehold

EPC Rating: E

Council Tax Band: E

Services & Systems: Mains water and electricity. Oil-fired central heating system with condensing boiler. LPG gas. Private drainage. Fibre optic broadband.

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

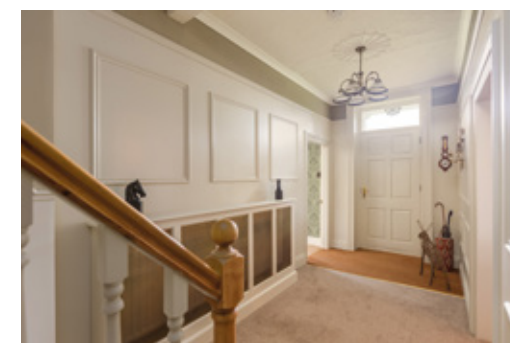
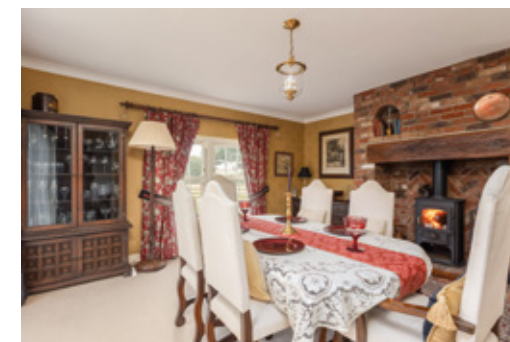
excluded but may be made available by separate negotiation.

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 accommodation is well appointed and highly versatile, arranged over two spacious floors. A central panelled hallway leads to a fitted boot/cloaks room and three generous reception rooms. The double-length drawing room with a bay window and the triple-aspect dining room each feature traditional fireplaces with wood-burning stoves, while the cosy sitting room is warmed by a gas fire.

At the heart of the home is the 24-foot open-plan kitchen/breakfast room - an exceptional family living space with ample room for a large dining table and armchair. It includes an island with granite worktop, integrated appliances and an oil-fired Aga, with a utility room conveniently located alongside. A glazed door opens from the kitchen to a bespoke hardwood conservatory with underfloor heating which also serves as a useful rear entrance at the west of the property.

On the first floor the central panelled landing gives access to five double bedrooms and a stunning house bathroom with wall panelling, a picture window, freestanding claw-foot bath, walk-in shower and underfloor heating. The principal bedroom suite enjoys far-reaching views east across the paddock to open countryside beyond, and has an arched doorway that opens to an en suite shower room with a large walk-in shower. A separate dressing room- repurposed from bedroom five - features fitted wardrobes, a dresser, and a walk-in cupboard. Bedroom four is currently used as a study and includes a window seat with views over the garden.



Annexe

The detached annexe, formerly a brick and pantile stable block with chimney, has been thoughtfully converted into a versatile space extending to nearly 730 sq ft. It is filled with natural light from double-glazed windows on two sides and finished with recessed downlights and fitted radiators (not yet connected to a boiler). It currently serves as a home office and gym with the two rooms served by a kitchenette and bathroom. With minimal work, the annexe could be reconfigured into a fully self-contained cottage, offering excellent potential for guest accommodation or to generate additional income.

Outside

A five-bar timber gate opens to a gravelled drive on the western boundary that passes the house and garage and leads to a generous parking area. The detached garage – converted from a brick and pantile milking parlour – has timber doors alongside an area of hardstanding. It includes a workshop area with work bench, an inspection pit and Velux window, and is served with power and light.

Beyond the gravelled parking area lies the former fold yard, now housing a 23m x 16m manège laid with silica sand. It is flanked on one side by an open brick and pantile four-bay barn and on the other by the annexe, formerly the stables. Nearby is the modern Goodrick stable block with tack and feed areas along with a tractor shed and store, all served by power, light and water.





Annexe



Annexe



Annexe



A five-bar gate opens into the well-drained, flat, grass paddock which forms the eastern boundary of the property. Bounded by post and rail fencing, it extends to 2.1 acres and benefits from gated access both from the roadside and via a secondary drive, flanked by lime trees and giving access to the outbuildings. The front garden, previously used as a holding paddock, adds further versatility.

The gardens and grounds extend to around 1.2 acres, wrapping around the house on all sides to create a wonderfully private setting. A high evergreen laurel hedge defines the northern boundary, while a tall Leylandii hedge encloses the south. To the front, a deep and broad garden provides further privacy.

To the rear, a stone terrace provides a charming spot for outdoor seating, with stone steps rising to a generous lawn flanked by richly planted borders of colourful shrubs and perennials. A stepping-stone path winds across the lawn to a summer house. Alongside the eastern drive lies a productive kitchen garden, securely fenced on all sides. A pergola forms a natural division between the herb garden and a series of nine raised vegetable beds.



Environs

East and West Lutton are two linear villages that sit side by side with the winterbourne stream, the Gypsy Race, running through, and surrounded by the stunning open countryside of the Yorkshire Wolds. West Lutton has a primary school and nearby Weaverthorpe, which is home to a 12th-century church, boasts two pubs, The Blue Bell Inn and The Star Inn. Some three miles away, Sledmere House Farm Shop with its popular café provide a wide range of essential groceries.

The market town of Malton lies around a 20-minute drive to the northwest and offers a wide range of independent stores and amenities, including a cottage hospital, medical and dental practices, cafés, restaurants, good schools, supermarkets, sports centres, a golf club, an arts centre, and a cinema. Malton's railway station provides connections to York's mainline station, with fast services to London Kings Cross via the East Coast Mainline. Transpennine trains from Malton run from Scarborough through York to Leeds, Manchester, and Liverpool.

Directions

Heading east, the drive to the house is on the left, as identified by the house sign on the brick gate post, the final property in the village.

What3words: Main drive ///juggles.warm.samples,
House ///learns.manage.folks

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:** September 2025. Brochure by wordperfectprint.com

