

9 PASTURE LANE

Hovingham



9 PASTURE LANE

Charming house with generous parking and beautiful far-reaching views, in a sought-after village within the Howardian Hills

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

Porch • entrance and staircase hall • cloakroom/wc • sitting room • kitchen/dining room • rear hall/boot room

Principal bedroom suite with dressing area and bathroom • 2 further bedrooms • house bathroom

Garage • off-street parking • timber garden outbuildings

Gardens to front and back

For Sale Freehold

Blenkin
& Co

ESTABLISHED 1992

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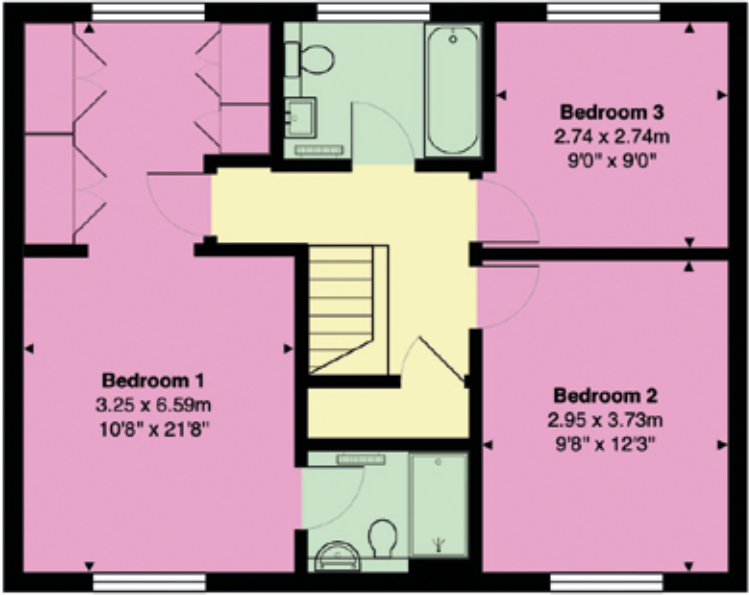
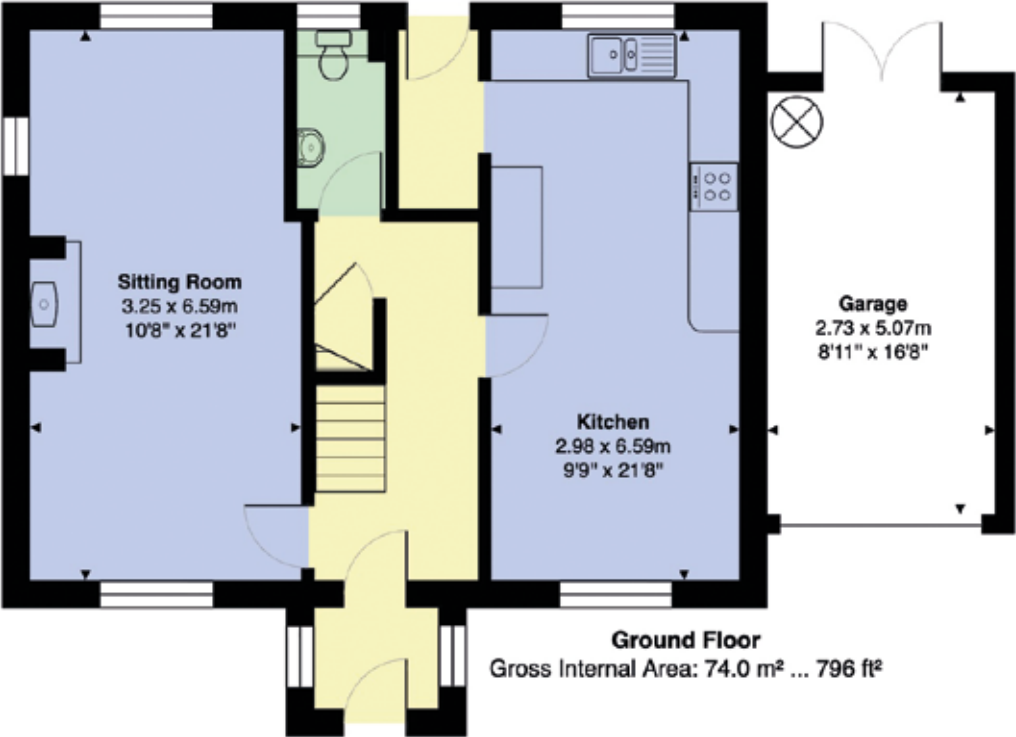
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9 Pasture Lane, Hovingham YO62 4JT

Approximate Gross Internal Floor Area

House: 114.0 SQ M / 1,227 SQ FT
Garage: 15.6m SQ M / 168 SQ FT
Total: 129.6 SQ M / 1,395 SQ FT

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	66	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient • higher running costs		

The sought-after homes on Pasture Lane are constructed with honey-coloured reclaimed stone, capturing the vernacular charm that defines Hovingham.

No. 9 is one of only three detached houses on Pasture Lane to enjoy an open outlook over rolling countryside. Gracefully positioned on the gentle curve of the lane, the property occupies an extra-wide plot, set back behind a large front garden and gravelled driveway providing parking for up to four vehicles. Perfectly proportioned and beautifully balanced in design, this charming home offers stunning views over open countryside from most of the rooms. Light, airy and immaculately presented throughout, No. 9 lies within easy walking distance of the superb amenities that make this village such a desirable place to live.

- Detached, double-fronted house in a premium Howardian Hills village
- Generous plot with potential scope to extend
- Parking for up to 4 cars
- Powered by a recently installed air source heat pump
- Landscaped rear garden, private and overlooking open countryside
- Beautifully preserved Estate village with a monthly village market
- Superb range of amenities within strolling distance including a village store
- Conveniently positioned between Malton and Helmsley, 30 minutes from York

Built in 1998, 9 Pasture Lane has been meticulously maintained and sympathetically updated over the years. Recently, the property has benefited from a series of quality upgrades including an en suite bathroom by Bluewater of York,



Tenure: Freehold

EPC Rating: D

Council Tax Band: E

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

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.

bespoke made-to-measure wardrobes by Hovingham Interiors, the installation of an air-source heat pump and pressurised water tank and upgraded electrics including an electric car charging point.

A central porch, illuminated by side windows, opens into a welcoming hallway with an understairs cupboard and cloakroom/wc, flanked by two generous 22-ft reception rooms. The sitting room is a superb triple-aspect living space featuring a Stovax wood-burning stove with stone mantel and granite hearth. The open-plan, dual aspect kitchen/dining room enjoys views across the garden towards open countryside and offers ample space for a family-sized dining table. Along with granite work surfaces, recessed spotlights and LVT herringbone flooring, it features soft-close Shaker-style cabinetry designed to accommodate an American-style fridge-freezer, integrated appliances and a pull-out larder. The kitchen leads into the rear hall/boot room giving access to the rear door into the garden.

The first floor offers three generous double bedrooms and a house bathroom, all filled with natural light and good ceiling heights, along with a useful storage cupboard with shelving. The principal bedroom suite includes both a fitted dressing area and a fully tiled en suite bathroom featuring a large walk-in shower.

Planning consent was granted in 2022 (ref. 22/00802/HOUSE) allowing for the conversion of the garage to form additional living space if required.

Outside

The house is set back from the lane behind a generous lawned area and pretty borders, with a gravelled drive providing parking for up to four vehicles. The garage, with its steeply pitched pantile roof, is fitted with lighting, power, and an EV charging point to the external wall. At the rear, double doors open directly onto the garden. A secure side gate gives access to the rear garden with the timber outbuildings positioned on either side of the house.



Fully enclosed, the rear garden features high timber fencing adorned with colourful climbers, a cherry tree and a low picket fence at the far end, offering open views across adjoining fields, woodland belts, and the rolling hills beyond. A paved terrace adjoins the house, and a gently curved herbaceous border beautifully frames the central lawn.

Environs

Pasture Lane is a small, private development tucked behind the High Street and connected to the heart of the village by a short footpath, offering convenient access to all 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 offers a village store, a well-regarded bakery, a Michelin-starred restaurant, and the Worsley Arms Hotel, alongside a

GP surgery, an active village hall and arts venue, and children’s play area. The village also hosts a well-established monthly market and supports both cricket and tennis clubs.

Set in the Howardian Hills, midway between Malton and Helmsley, Hovingham is 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. With fine walking routes on the doorstep, including the Ebor Way, the village also lies close to the North York Moors National Park, offering a wealth of scenic countryside close by.

Directions

Head into Pasture Lane and the property is on the left hand side on the bend with the house number on the door.

What3words: ///embedded.acclaimed.hovered

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:** October 2025. Brochure by wordperfectprint.com



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