

GRIFFIN COTTAGE

Stonegrave, York

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Charming village property situated between Ryedale and the Howardian Hills, with unrivalled views and mature gardens, totalling about an acre

*Hovingham 2 miles • Helmsley 6 miles • Malton 10 miles
York 20 miles • A1 21 miles*

Entrance porch • 2 reception rooms • kitchen/breakfast room • pantry • utility room • cloakroom/wc

2 double bedrooms with en suite bathrooms • studio/potential bedroom 3

Garage/workshop with studio above • range of outbuildings

Large well stocked mature gardens and woodland

In all 0.95 acres

For Sale Freehold

Blenkin
& Co

ESTABLISHED 1992

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Approximate Gross Internal Floor Area

House: 1,438 SQ FT / 133.5 SQ M
Garage & Studio: 565 SQ FT / 52.5 SQ M
Outbuildings: 442 SQ FT / 41.0 SQ M
Total: 2,445 SQ FT / 227.1 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		
(21-38) F		
(1-20) G	19	72
Not energy efficient • higher running costs		

City

Country

Coast

This traditional stone-built cottage is situated in a well regarded village in the heart of Ryedale. Well proportioned living accommodation of nearly 1,500 sq ft along with a studio room above the garage. At the rear are traditional outbuildings and extensive secluded and well-established gardens enjoying far-reaching views to the west.

- Traditional stone-built cottage next to a Saxon church
- Versatile living accommodation and outbuildings
- Studio over the garage offering scope for conversion
- Well established and extensive gardens

- Raised terrace at the rear with outlook across the Ampleforth valley
- Ample parking and turning circle
- Rural yet very accessible
- Located between Helmsley and Malton with York 20 miles away



Tenure: Freehold

EPC Rating: G

Council Tax Band: F

Services & Systems: Mains electricity and water. Septic tank drainage. Individually controlled electric radiators.

Fixtures & Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, white goods and garden ornaments etc., are available by separate negotiation.

Local Authority:

North Yorkshire Council
www.york.gov.uk
 Conservation Area; 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.





Griffin Cottage offers character with an open fireplace in the sitting room. The cottage has good storage throughout (understairs cupboard, cleaning cupboard and both bedrooms benefit from built-in wardrobes). Griffin Cottage has good natural light throughout, some enjoying triple aspect views. Requiring a little modernisation, the kitchen is well equipped and easily accommodates a breakfast table, with pantry and utility room.

The two first floor double bedrooms both have en suite bathrooms. The principal bedroom has fitted wardrobes and is triple aspect with wonderful views of the village to the south and west over the Saxon church and valley beyond.

The studio is accessed via an internal staircase in the garage/workshop and offers potential to be developed into guest bedroom accommodation, subject to planning consent, if required.

Outside

Griffin Cottage faces south over the village of Stonegrave. A gravelled track leads to the rear entrance of the property where there is a large gravelled turning circle. There is ample parking for several vehicles and an integral garage/workshop with power and light.

The extensive west facing completely private gardens lie to the rear of the property. A planted raised stone terrace looks over the garden and Ampleforth valley beyond. The mature gardens are well stocked and lead into the woodland area.



Traditional stone-built outbuildings offer useful storage and, in addition, there is a potting shed.

Environs

Nestled in the heart of the North Yorkshire countryside, the village of Stonegrave sits in the lee of Caulkley's Bank ridge, surrounded by the rolling landscapes of the Howardian Hills, an Area of Outstanding Natural Beauty. This charming village, lined with traditional stone-built houses, is steeped in history and is home to the Grade I-listed St Peter's Church/Stonegrave Minster, with origins dating back to the Saxon period.

Local amenities are close at hand in the neighbouring estate village of Hovingham, which offers a village store, artisan bakery, hotel, tennis club, gourmet restaurant and a monthly market. The wider area is renowned for its gastro pubs and fine dining, including The Star at Harome, The Black Swan at Oldstead, and The Abbey Inn at Byland.

Stonegrave is ideally positioned between the bustling market towns of Malton - with its railway station and links to York - and Helmsley, set within the North York Moors National Park. Families benefit from a wealth of excellent schools nearby: Ampleforth College is just four miles away, Terrington Hall Preparatory School six miles, and the independent schools of York are all within easy reach. The property also falls within the catchment of the 'Outstanding' Ryedale School.



Directions

Entering Stonegrave from Malton, Griffin Cottage can be found next to Stonegrave Minster, a Saxon church, as the road curves uphill in the direction of Helmsley.

What3words: ///trifle.marketing.output

Viewing

Strictly by appointment.



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