

INGS VIEW HOUSE

Ings View, Tollerton



INGS VIEW HOUSE

**Detached village house with outbuildings,
standing in nearly ten acres**

Newton-on-Ouse 2 miles • Easingwold 5 miles • York 9 miles • Thirsk 14 miles

Entrance hall with staircase • cloakroom/wc • 3 reception rooms • study • kitchen breakfast room • utility room • dining room.

Principal bedroom suite with bathroom • 3 further bedrooms • house bathroom.

Annexe with sitting/dining room • kitchen and bathroom

Stable block: entrance lobby • games room • tack room • 4 stables • hen house • 2-bay garage/workshop open tractor barn

Double garage • summer house

3 paddocks • manège

Gardens and grounds

In all 9.18 acres

For Sale Freehold

Blenkin
& Co

ESTABLISHED 1992

Priestley House, 36 Bootham

York, YO30 7BL

sales@blenkinandco.com

01904 671672

blenkinandco.com

Ings View House, Ings View, Tollerton YO61 1PR

Approximate Gross Internal Floor Area

Main House - 2401 SQ FT / 223.07 SQ M

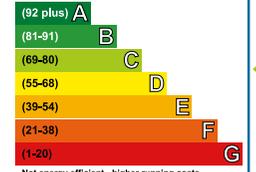
Garage - 303 SQ FT / 28.16 SQ M

The Stables - 829 SQ FT / 76.98 SQ M - (Whole Building)

Total - 5775 SQ FT / 536.54 SQ M

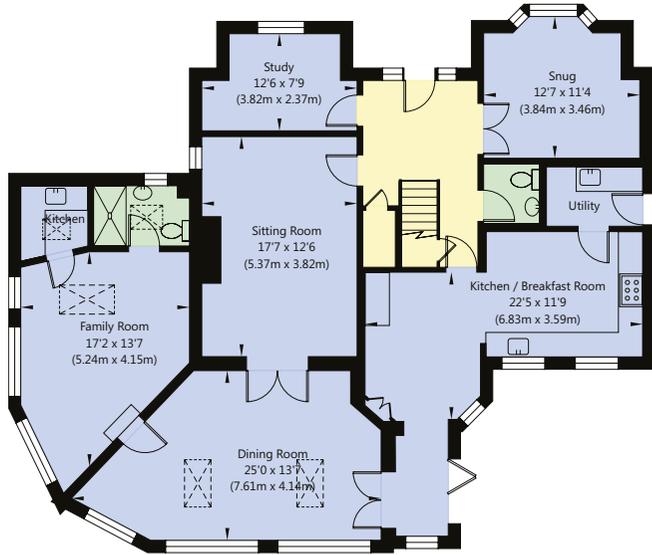
Energy Efficiency Rating

Very energy efficient - lower running costs



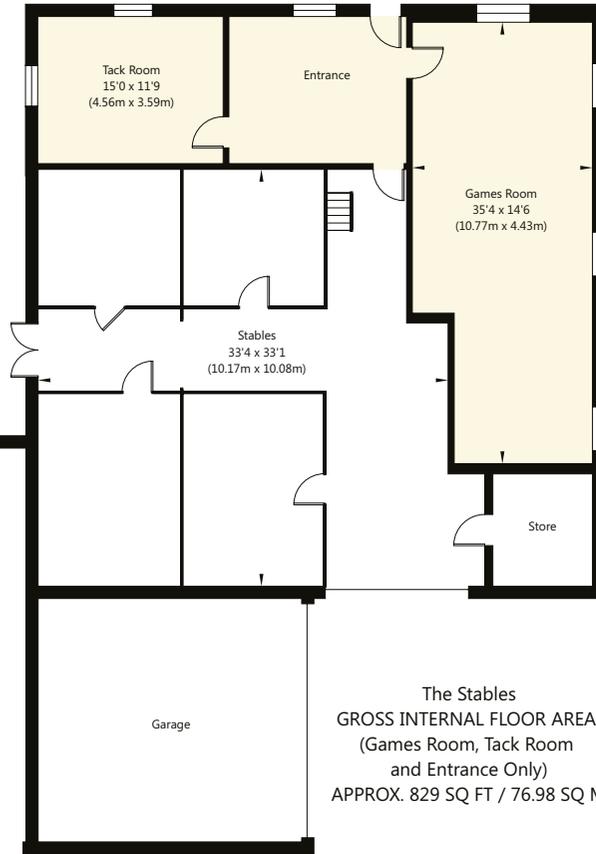
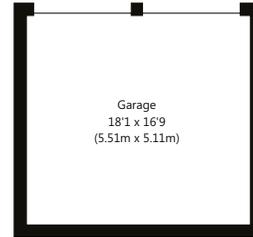
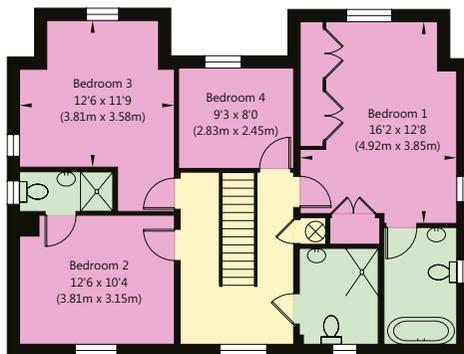
Current	Potential
70	75

Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1546 SQ FT / 143.66 SQ M



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

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 855 SQ FT / 79.41 SQ M



The Stables
GROSS INTERNAL FLOOR AREA
(Games Room, Tack Room
and Entrance Only)
APPROX. 829 SQ FT / 76.98 SQ M



City

Country

Coast



Ings View House is a modern detached residence located at the southern edge of this highly sought-after North Yorkshire village. Set in a wonderful position, the property enjoys open countryside to the rear, with three railed paddocks extending down towards the riverside.

The double-fronted, detached house is complemented by attractive gardens, garaging, and a useful range of outbuildings, offering excellent versatility for a variety of lifestyles. Ideal as a family home, it also lends itself perfectly to equestrian use, a smallholding, or even a rewilding project.

- Detached family house with a range of outbuildings
- Edge of village position
- Principal rooms face south and west
- House offers versatile accommodation of 2400 sq. ft
- High spec, modern kitchen and bathrooms
- Self-contained annexe within the house
- South facing outlook across the rear garden
- Equestrian – stables, tack room, paddocks
- Land bordering the River Kyle, a tributary to the Ouse
- Village with amenities, 9 miles north of York city centre



Tenure: Freehold

EPC Rating: C

Council Tax Band: F

Services & Systems: All mains' services. Gas central heating.

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.
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.





Ings View House was built in the late twentieth century and has since been thoughtfully updated to provide versatile, contemporary living. The property is complemented by a range of useful outbuildings, part of which has been converted into a stylish 35 ft games room, complete with recessed spotlights, and dual-aspect windows.

The land lies to the rear of the house, extending in both directions. Private and not overlooked, the paddocks border open countryside beyond, creating a wonderful sense of rural seclusion.

Inside, the house feels open and airy, filled with natural light. Its southerly rear aspect ensures bright living spaces with lovely views across the gardens and paddocks. A major update in 2021 introduced a contemporary kitchen, while period-style features such as pitch pine doors, wall panelling and fireplaces add character.

The layout flows easily between the principal rooms: the kitchen breakfast room - designed with ample space for a family-sized table - opens via bi-fold doors to the garden; the dining room has Velux windows and floor-to-ceiling glazing to the south and west, flooding the space with light. A well-proportioned sitting room, a cosy snug, and a study complete the ground floor living areas.

An integrated west-wing annexe provides further flexibility, offering a sitting room, kitchen and bathroom - ideal for extended family, guests or independent living. This completes the ground floor accommodation.

Upstairs, the property benefits from good ceiling heights and a well-planned layout. There are four bedrooms in total, served by a house bathroom with wet room shower and a separate wc.



The principal bedroom suite is a particular highlight, with a dual aspect to the south and west. Its en suite bathroom is fitted with a freestanding bath.

Outside

The front garden is sheltered by a mature laurel hedge and a path, flanked by lavender, leads to the front door.

At the rear, the gardens face south and are sprinkled with mature trees. They include a sunny paved terrace, lawns and a summer house.

Driveway gates open to the long drive on the eastern boundary, passing the house and two-bay garage and then sweeping around, continuing past the orchard with productive fruit trees, and terminating at the detached stable block. Two five-bar gates open directly onto the paddock land and connect to the manège. The land extends behind the house, east and west, and meets the meandering River Kyle on the far western boundary. The land is divided into three paddocks; it borders open countryside with green pastures and distant woodland.

The detached stable block has power, light and water and includes four stables, a tack room and a chicken house. Its northern entrance also includes a lobby and large games room.

Along with a two-bay detached garage close to the house there is further secure garaging within a large barn with roller shutter doors, attached to the stable block. An additional open barn provides extra garaging space.





Environs

Tollerton is a thriving village with a range of amenities including an award-winning village shop/post office, primary school, doctors' surgery, public house and a village hall with associated tennis courts and cricket club. Nearby Newton-on-Ouse is also home to a riverside pub and Linton-on-Ouse offers village amenities as well as Linton Lock with its popular café restaurant and walks.

To the north lies the local Georgian market town of Easingwold; it includes a secondary school and a range of amenities such as supermarkets, a doctor's surgery, popular bistro and numerous independent shops. Easily accessible from Tollerton are the private schools, Cundall Manor and Queen Mary's, along with the independent schools in York

The A19, just a mile away, provides rapid access north to the market town of Thirsk and south to York. The York ring road with its shopping parks and retail outlets is a drive of around fifteen minutes and the city centre lies just beyond. York railway station has regular services to major cities including Manchester, Edinburgh and London where some journeys take less than two hours to Kings Cross.

Directions

Head south out of the village on Main Street and turn into Ings View.

Follow the road to the end and you will find the house on the far right.

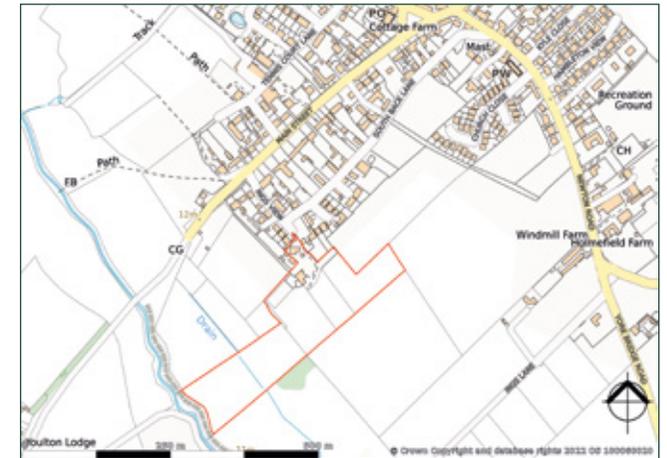
What3words: ///outsmart.snug.housework

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:** October 2025. Brochure by wordperfectprint.com

