

CHAPEL HOUSE

Heslington, York



CHAPEL HOUSE

Handsome period house with garage and garden, perfectly positioned in a village on the edge of York

York city centre 2 miles • A1(M) 16 miles

Entrance and staircase hall. 2 reception rooms • kitchen/ breakfast room • walk-in pantry • utility room • shower room/wc

5 bedrooms • 2 bathrooms • storage loft

Garage • driveway parking • garden

For Sale Freehold



ESTABLISHED 1992

Priestley House, 36 Bootham
York, YO30 7BL
sales@blenkinandco.com
01904 671672

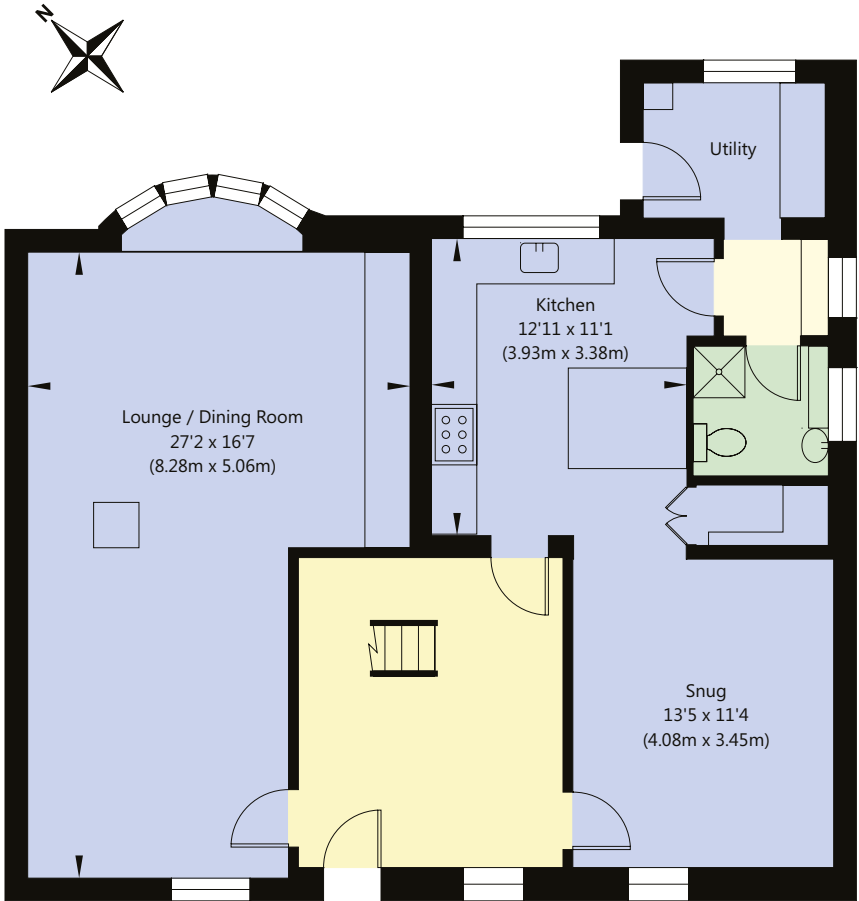
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Chapel House, Main Street, Heslington, York YO10 5EA

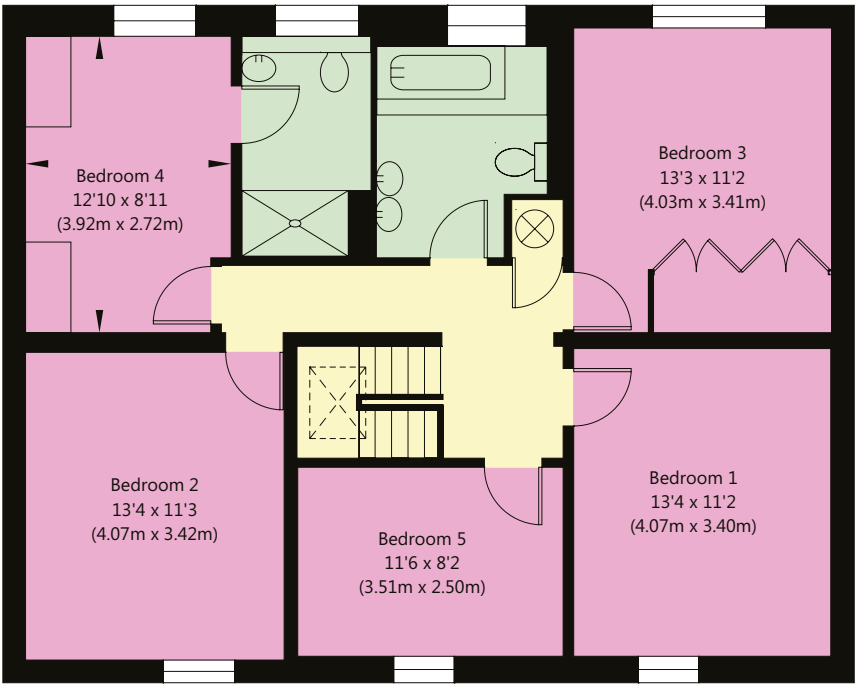
Approximate Gross Internal Floor Area
1943 SQ FT / 180.45 SQ M - (Excluding Garage)

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

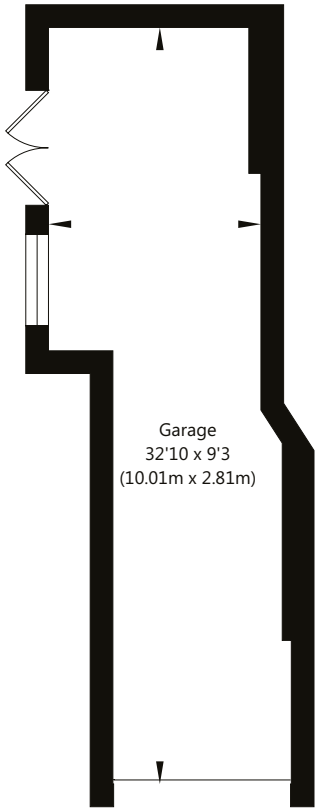
Energy Efficiency Rating			
Very energy efficient - lower running costs			
(92 plus)	A	85	
(81-91)	B		
(69-80)	C	62	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Current	Potential		



Ground Floor



First Floor



Ground Floor

City

Country

Coast



Chapel House is a charming, detached family home, tucked away in a peaceful corner of a highly desirable Conservation village, two miles from York city centre and bordering the University of York. Dating from the 1800s with later 20th-century additions, the property has been thoughtfully refurbished in collaboration with specialist interior designers Plaskitt & Plaskitt, seamlessly blending contemporary style with original features. It enjoys the rare advantage of a double-length garage and off-street parking for up to two vehicles.

- Detached village house with garden and garage
- Late 18th century house and Grade II listed, Conservation Area
- Nearly 2000 sq ft including 5 bedrooms
- Beautifully refurbished, appointed with high spec fixtures and fittings
- Attractive garden full of variety, sheltered and enclosed – dog secure
- Garage and driveway parking for up to 2 cars
- Satellite village of York - renowned for community spirit and amenities
- Nearby ring road gives access to retail outlets and motorway network



Tenure: Freehold house. Garage leasehold – 999 years from 1967

EPC Rating: Exempt as grade II listed

Council Tax Band: G

Services & Systems: All mains services. Gas central heating. Combi boiler (2023), 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: 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.





Chapel House is a delightful late 18th-century brick-and-pantile residence, double-fronted with an elegant off-centre panelled door and 16-pane sash windows. Extensively refurbished in 2022, the home beautifully marries heritage features with modern craftsmanship. Highlights include handcrafted hardwood flooring, custom-designed kitchen and bathroom fittings, and slimline European cast-iron column radiators.

At the heart of the house, the central staircase hall, laid with American Walnut parquet, creates a generous and inviting reception space. From here, the accommodation flows effortlessly into the principal rooms. The double-aspect sitting/dining room extends some 27 ft, showcasing mellow American Elm floorboards, bespoke cupboards and bookshelves, and an exceptional Rais wood-burning stove with a sculptural circular

form and curved glass door. A separate snug, also adorned with elm flooring and a tall sash window overlooking the charming village street, features wall panelling and connects seamlessly to the kitchen/breakfast room.

The kitchen/breakfast room is superbly appointed with painted Shaker-style cabinetry, a double Butler sink, striking Blue Roma quartzite work surfaces, and integrated Fisher & Paykel appliances. A curved peninsula island, incorporating a breakfast bar, forms the centrepiece of the space. There is a traditional walk-in pantry offering excellent storage, fitted with matching cabinetry and quartzite surfaces, and illuminated by motion-sensor lighting. Beyond, a versatile utility/laundry/boot room provides direct access to the garden, while a cloakroom with a Butler sink and dog shower - easily reinstatable as a conventional shower - adds further practicality.



The first floor landing is naturally lit by an electric Velux window with a rain sensor and provides access to five generously proportioned double bedrooms, all benefiting from good ceiling heights, and one of which features built in wardrobes. Bedroom 4 is currently arranged as an office, with original floorboards and bespoke fitted bookshelves and cupboards; alongside is an en suite bathroom with tiled flooring and contemporary fittings, including a basin set within a vanity unit and a spacious walk in shower with a rainfall head. The house bathroom is appointed with a bath with shower attachment and twin ceramic basins.

Outside

A shared tarmacaded drive leads to the private garage, with ample parking in front. Residents' Parking is available on the Main Street. The garage is double length, fitted with power, lighting, and an electric door. At the rear, a workshop area - accessed via double doors and illuminated by a window - offers versatile space for a variety of uses.

The delightful garden is richly planted, offering a private and tranquil outdoor retreat enclosed by a wall and a lofty beech hedge along the north west boundary. Adjacent to the house lies a generous area of York stone paving, complemented by a second terrace at the far end. Also paved in York stone, this terrace enjoys a sunny southern aspect, sheltered on one side by a high mellow brick wall and trellis adorned with winter flowering jasmine, and on the other by a border of sculptural grasses.





A generous lawn is framed by mature fruit trees, shrubs, and a colourful border of perennials, while raised beds provide a productive vegetable and herb garden.

Environs

Main Street in Heslington is a leafy enclave of mostly period houses set back behind deep grass verges dotted with broad leaved trees. The village offers a variety of local amenities, including traditional pubs, shops, an artisan bakery, and a post office. The nearby University of York campus provides additional facilities such as a sports centre, cycle track, swimming pool, and sports fields. Heslington lies close to Fulford Golf Club and other sports and leisure centres, and benefits from the cultural richness associated with the university. Highly regarded primary and secondary state schools (catchment to 'Outstanding' Fulford School) and independent schools are within easy reach, while York Railway Station is some two and a half miles away. Excellent transport links include easy access to the A64, connecting to Leeds, the A1(M), and the wider national motorway network.

Directions

Heading northwest on Main Street, Chapel House (No. 21) is on the right hand side, as identified by the house sign alongside the front door.

What3words: ///prone.sugars.view

Viewing

Strictly by appointment.



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ESTABLISHED 1992

