

# NORCLIFFE HOUSE

Langton, Malton YO17 9QP



## NORCLIFFE HOUSE

**Charming Georgian house with a garden and off-street parking, in a classic Estate village near Malton**

*Malton 4 miles • York 16 miles*

*A1(M) 32 miles • coast 27 miles*

Entrance hall • 2 receptions rooms • kitchen/dining room • utility room • cloakroom/wc • sizeable cellar

Principal bedroom with shower room and dressing room/bedroom 5 • 3 further bedrooms • house bathroom

Garden

Off-street parking for 2 cars

**For Sale Freehold**

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& Co**

ESTABLISHED 1992

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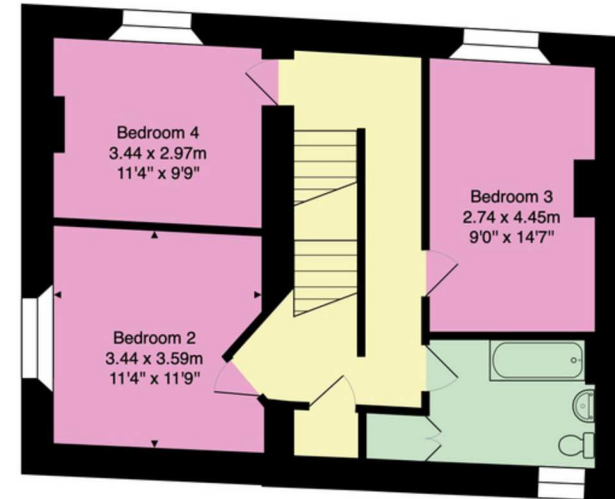
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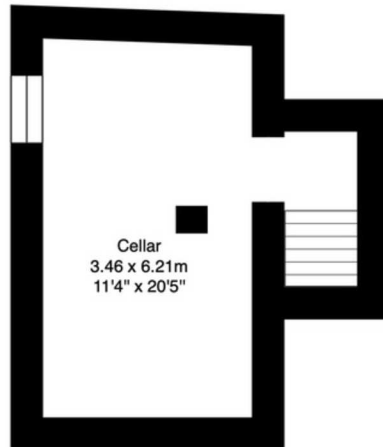
# Norcliffe House, Langton, Malton YO17 9QP



Ground Floor  
Area: 85.6 m<sup>2</sup> ... 921 ft<sup>2</sup>



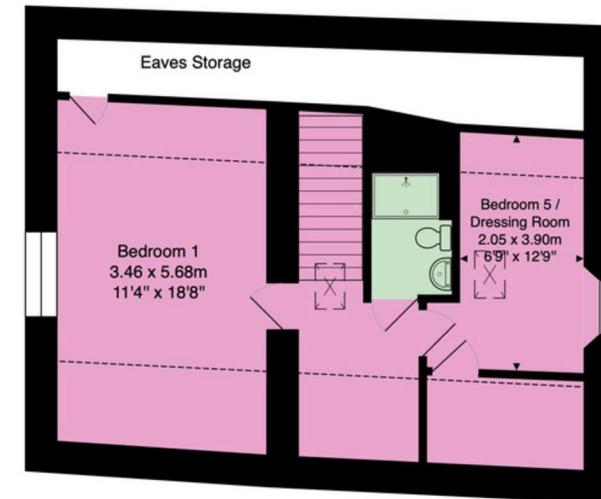
First Floor  
Area: 59.5 m<sup>2</sup> ... 640 ft<sup>2</sup>



Basement



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Second Floor - (Excluding Eaves Storage)  
Area: 49.1 m<sup>2</sup> ... 528 ft<sup>2</sup>

Total Area: 194.1 m<sup>2</sup> ... 2089 ft<sup>2</sup> (Excluding Eaves Storage & Basement)

All measurements are approximate and for display purposes only.  
Actual position of fixtures, windows and doors may not be accurate and should be independently verified.

City

Country

Coast

Believed to date from the 1750s, Norcliffe House occupies a prominent corner plot in the heart of this highly regarded Estate village. Formerly the village public house - the Norcliffe Arms - this Grade II listed home has been beautifully renovated and updated in recent years, carefully preserving its wealth of period features and abundant character.

Langton is a picturesque village, nestled on the edge of the Yorkshire Wolds, approximately four miles south of Malton.

- Double-fronted Georgian village house
- Accommodation of more than 2000 sq ft arranged over 3 floors
- Family house with ample options for storage
- Superfast broadband – full fibre directly to the home
- Off-street parking for 2 cars
- Enclosed family garden with a storage shed
- Some 10 minutes' drive to Malton/railway station
- Rapid access to Malton and good options to York
- Estate village surrounded by beautiful countryside



**Tenure:** Freehold

**EPC Rating:** Exempt as Grade II listed

**Council Tax Band:** E

**Services & Systems:** Mains electricity and water. Oil-fired central heating. Private and shared drainage.

**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](http://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.







Norcliffe House is constructed of limestone under a pantile roof and features brick arches framing the Yorkshire sliding sash windows. Link-attached, it displays an abundance of period features that give it great character, including stripped wooden floors, original recessed cupboards and alcove shelving, panelled doors with their original fittings, and deep walls with window seats.

At the heart of the house lies the kitchen/dining room, with the living rooms positioned either side. Designed as a welcoming family space, it enjoys an east-west aspect with a window seat providing a charming outlook down the village street, alcove storage and a

handsome elliptical brick-arched fireplace housing a log-burning stove. The space is cleverly arranged to accommodate both a breakfast table and a seating area.

The kitchen itself has been recently fitted with solid hardwood worktops and an island unit with a granite worktop, Belfast sink and integrated appliances, along with space for an American-style fridge freezer. It is complemented by a practical utility room and a useful wc.





The sitting room, extending to nearly 22 feet, centres around a wood-burning stove set within a brick fireplace and is filled with light from its south- and west-facing windows, both with window seats. The snug, recently renovated, offers a charming additional living space; it comes with an external door and views over the garden, and features a lovely cast-iron kitchen range discreetly recessed in the corner.

Stone steps descend to a sizeable cellar offering good head height and a south-facing window. It provides useful storage and offers significant potential for conversion into a games room, family room, or home office.

The bedrooms are arranged over the upper floors, each level accessed via a wide staircase. The principal suite occupies the second floor, enjoys south-facing light and the benefit of high ceilings that rise into the roof space, with useful eaves storage. It includes a shower room and a dressing room, which could equally serve as a nursery or occasional bedroom. On the first floor, three generous double bedrooms - all with south- or west-facing windows - and a well-appointed house bathroom are arranged off the central landing.





## Outside

A delightful family garden lies to the side of the house, accessed from the snug and through a garden gate set within the high stone Estate wall. It is predominantly laid to lawn, bordered by a variety of shrubs and trees, and includes a useful timber shed. A generous gravel terrace provides an ideal spot for sitting out and enjoying views across the garden, which is attractively framed by a trellis adorned with a climbing rose.

A parking area for two cars is situated just beyond the prominent gatepost leading to Langton Hall, off a shared private roadway.





## Environs

Langton is a picturesque village, located approximately four miles south of Malton on the edge of the rolling Yorkshire Wolds. The village lies within a Conservation Area and is surrounded by beautiful countryside, offering numerous local walks and bridleways. It benefits from a village primary school, with secondary education available in Malton and Norton, as well as a selection of well-regarded independent schools within easy reach. A number of superb gourmet public houses can be found in the neighbouring villages of Leavening, Burythorpe, Westow and Kirkham.

The market town of Malton is renowned for its independent cafés and restaurants, a diverse range of shops and excellent amenities, including a railway station with links to the coast and mainline station at York, a cottage hospital, a cinema, arts and leisure centres, and a golf course at Norton. The A64 is easily accessible via Kirkham, providing convenient connections to York, Leeds, and the wider motorway network.

## Directions

Heading east along Main Street, passing the primary school on the right, the property can be seen on the corner as the road takes a sharp left.

**What3words:** ///calibrate.spires.cured

## 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, particular and showreel:** October 2025

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