

LILAC COTTAGE

Wheldrake, York



LILAC COTTAGE

Detached period cottage, fully updated and extended, set in one third of an acre of gardens and grounds

*Escrick 3 miles • York 7 miles • Pocklington 11 miles
A1(M) 18 miles • Leeds 28 miles*

Entrance hall • inner hall • 2 reception rooms • study area
• kitchen/breakfast room • utility/laundry room • ground floor bathroom • cloaks hall

Principal bedroom suite with walk-in wardrobe and bathroom • bedroom 2

Garage • orangery greenhouse • summerhouse • 2 sheds
• bin store/log store

Gardens and grounds

In all 1/3 acre

For Sale Freehold

Blenkin
& Co

ESTABLISHED 1992

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Lilac Cottage, 26 Main Street, Wheldrake, York YO19 6AF

Approximate Gross Internal Floor Area

1,443 SQ FT / 134.1 SQ M

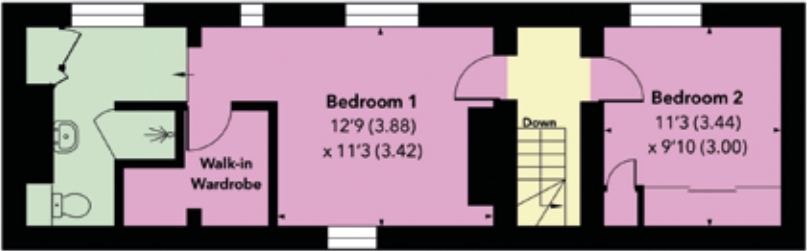
Garage: 323 SQ FT / 30 SQ M

Total: 1,766 SQ FT / 164.1 SQ M

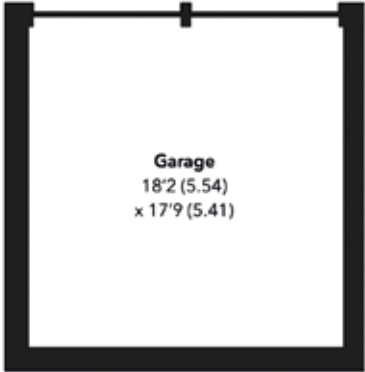
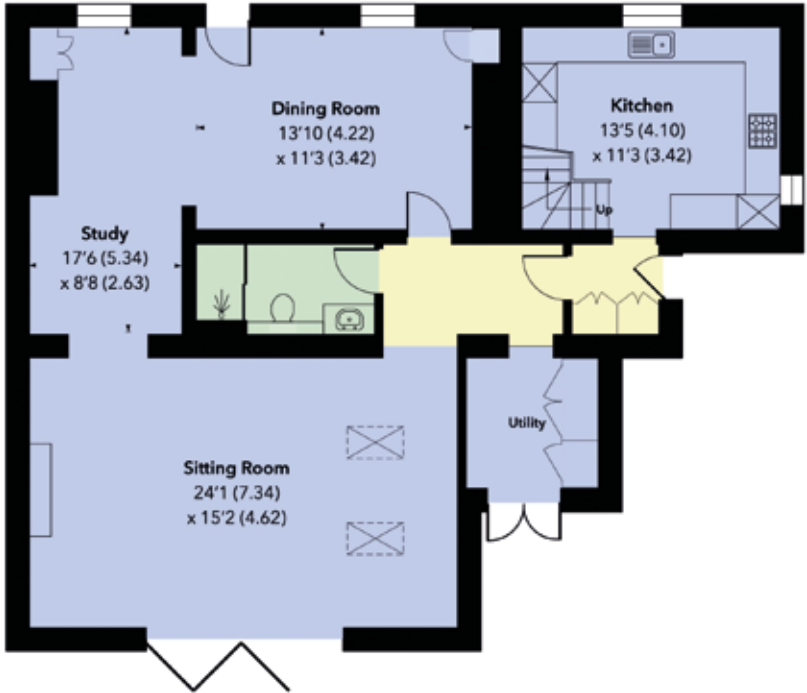
For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



First Floor



Ground Floor



*Not shown in actual location

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		
Not energy efficient - higher running costs			
		66	80

City

Country

Coast

Lilac Cottage is believed to date from the 1850s and has been thoughtfully extended, remodelled and renovated in recent years. The result is an elegant fusion of modern living and class period charm, providing both style and everyday practicality. Beautifully proportioned throughout, the property features an appealing circular layout and bifold doors that open onto a south-facing garden. A double garage, extensive landscaped gardens and a selection of versatile outbuildings further enhance its appeal. Immaculately presented throughout, Lilac Cottage is a turn-key property available for the first time in fifteen years.

- Detached period 2-bedroom cottage, not listed
- Beautifully appointed and move-in ready
- Large, light rooms and bifold doors to the garden
- Underfloor heating to the kitchen and sitting room
- Useful downstairs shower
- Large plot – fully landscaped - with large rear garden
- Double garage, parking for up to 4 cars
- Range of attractive outbuildings
- Situated some 8 miles south of York



Tenure: Freehold

EPC Rating: D

Council Tax Band: E

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 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.





This handsome brick and pantile cottage with dormer windows sits in the heart of the Conservation Area of the village, within strolling distance of amenities. It has been comprehensively updated - including a new gas boiler fitted in 2023 – beautifully decorated and offers a range of traditional and bespoke storage options on both floors.

A welcoming hall with a fitted cloaks and storage cupboard leads to the inner hall and a stylish, contemporary kitchen. This double-aspect space features underfloor heating beneath a tiled floor, integrated appliances, and granite worksurfaces. Opposite lies a beautifully fitted utility and laundry room. The original section of the house now forms the dining room, which extends some 24 ft and showcases a substantial fireplace with a log-burning stove set within a brick surround, flanked by original fitted cupboards.

A cleverly designated study area links the dining room to the modern extension: a stunning, double-height living space flooded with natural light from two skylights and bifold doors opening south onto the garden terrace. Oak flooring runs throughout, and a wood-burning stove set into a brick fireplace adds warmth and character. A downstairs wc includes a shower with a rainfall fitting.

The first-floor accommodation occupies the original part of the house. The principal bedroom suite is double-aspect and includes a walk-in wardrobe and an en-suite bathroom with ample storage. To the east of the staircase hall, Bedroom 2 features wall-to-wall fitted wardrobes, providing generous storage, a TV point and a well-proportioned layout with views up and down the village street.



Outside

Lilac Cottage is set back from the village road, discreetly screened by a mature hedge lined with lavender, opening onto a wide gravel garden (laid 2024) framed by a charming garden gate. Additional gates lead to the block-paved and gravel driveway, providing off-street parking for up to four vehicles. The detached brick-and-pantile garage is double-height with boarded storage above, and a wood and bin store is neatly concealed at its far side.

The rear garden is private, fully enclosed and dog-secure with some new fencing installed. Well-established hedges border the sides, while a stand of mature conifers at the rear (yew and spruce) provides evergreen screening. The lawn is complemented by clipped evergreen shrubs, fruit trees (apple, pear, and plum) and a curved border of colourful perennials. Adjacent to the house, a paved terrace sits alongside a pergola, creating outdoor seating options. Additional features include a timber shed with power and lighting, a brick outbuilding, a summerhouse and a 'Juliana' orangery/greenhouse with a tiled floor, also fitted with power and lighting. The property is further enhanced by external lighting and an outdoor tap.





Environs

Wheldrake is a charming, rural village that lies east of the A19, offering excellent access to York, the ring road, the A1(M), and the business centres of West Yorkshire and beyond. Local amenities include a Costcutter with a post office, a primary school, a pub and a church. A bus stop close to the house runs a superb service to the Designer Outlet and to York, conveniently departing from the city centre at 23:00 on a Saturday evening. In nearby Escrick there is the Parsonage Hotel, a popular Thai restaurant and a fine dining pub. Just outside the village is Pool Bridge Farm providing wild swimming lakes and lakeside saunas.

York city centre is a short drive away, with the Designer Outlet less than 10 minutes' drive and the shopping outlets at Vangarde and Monks Cross around 20 minutes away. The property falls within the catchment area of Fulford School, rated 'Outstanding' by Ofsted, and also offers easy access to York's leading independent schools, as well as Pocklington School.

Directions

Heading west long Main Street, No. 26 is on the left hand side, as indicated on the brick gatepost.

What3words: ///magnum.openly.pins

Viewing

Strictly by appointment.



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