

Blenkin

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CHARTERED SURVEYORS



THE OLD VICARAGE · HACKNESS · SCARBOROUGH





## THE OLD VICARAGE

Hackness, Scarborough, North  
Yorkshire YO13 0JN

*Scalby 3 miles · Scarborough 5½ miles ·  
Pickering 17 miles · Whitby 18 miles · York 38  
miles*

**Beautifully situated period house  
set in mature gardens with fine  
country views.**

Entrance · staircase hall · cloakroom wc  
· 3 reception rooms · kitchen · breakfast  
room · pantry · conservatory · basement  
games room · cellars

Principal bedroom with en suite  
bathroom · 5 further bedrooms · house  
bathroom

Attached outbuilding · detached barn

Gardens and grounds

In all some 0.8 acres

**For Sale Freehold**



This distinguished former vicarage, constructed of stone, is believed to date from 1852 and formerly served the neighbouring parish church of St Peter's. Bearing all the hallmarks of a property from the High Victorian period, its intrinsic character remains although recent updates have ensured that the property now offers accommodation ideal for contemporary family living. Occupying an elevated position, flanked by woodland to the north and with picturesque views to the south, The Old Vicarage enjoys an idyllic position in the North York Moors National Park.

- Detached Victorian country house
- Beautiful setting and outstanding country views
- Generous accommodation extending to over 3700 sq ft plus the barn
- Traditional stone barn for garaging/workshop/storage
- Superb, mature gardens of almost an acre
- Convenient for a range of local amenities
- Five miles from the North Yorkshire coastline

The Old Vicarage is a detached property with practical and well laid out accommodation. Its interiors are well-proportioned with an array of features characteristic of the period; these include tall windows with shutters framing the views, bay windows, fireplaces, plasterwork, stripped floorboards, panelled doors, original cupboards, and a splendid staircase with a polished handrail and spindles.

The kitchen has base and wall units, integrated appliances, a double Belfast sink, and lies adjacent to the breakfast room that has a window seat facing the morning sun and is comfortably able to accommodate a family-sized table. Off the hallway is a traditional pantry now used as a substantial utility/laundry

room. The drawing and sitting rooms are both fine reception rooms with picture windows and deep bays facing south. In addition, there is a formal dining room with a magnificent fireplace and large west facing window as well as a conservatory. Informal family living space is provided by a games room/gym in the basement; alongside is additional cellar space not yet converted. On the first floor are five double bedrooms and a single bedroom served by two contemporary bathrooms, each with windows giving glorious views over the surrounding countryside.

### Outside

The Old Vicarage is approached via a country lane that follows the stone wall on the northern boundary. Along with a garden gate is a five-bar gate within two stone pillars that opens to a gravelled driveway; here is ample space for parking alongside the house and in front of the barn. The traditional stone and pantile barn provides a workshop, garaging and storage. Well-established gardens and grounds wrap around the house, lying predominantly to the south and west and arranged as a series of gradual terraces. There are many appealing spots to sit and enjoy the far-reaching views west and south towards the village and Forge Valley. A gravelled terrace encircles the house and sweeping lawns descend gently, divided by colourfully planted beds, herbaceous borders, clipped hedges, rockeries, dry stone walling and topiarised shrubs, with a variety of mature trees.

### Environs

Hackness is a rural hamlet in the North York Moors National Park, known for its fine riverside trails, woodland and viewpoints. It has a primary school (Ofsted Good, June 2021), village hall, church and tennis club. Scalby village is less than three miles to the east and

provides further amenities including a general store, bistro, pubs, churches, tennis courts, community hall as well as rugby/squash clubs, supermarket, doctor and dentist surgeries. Nearby Scarborough, with its 13th century castle, is a popular seaside town on the Yorkshire Coast providing a wider range

of amenities. There is a number of schools within easy reach of Hackness including independent Scarborough College. The railway station has a regular service to Malton and on to mainline York, and the A64 gives access to York with links to the A1(M).



**Tenure:** Freehold

**EPC Rating:** F

**Services & Systems:** Mains electricity and water. Oil central heating. Private 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.

**Viewing:** Strictly by appointment.

**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.

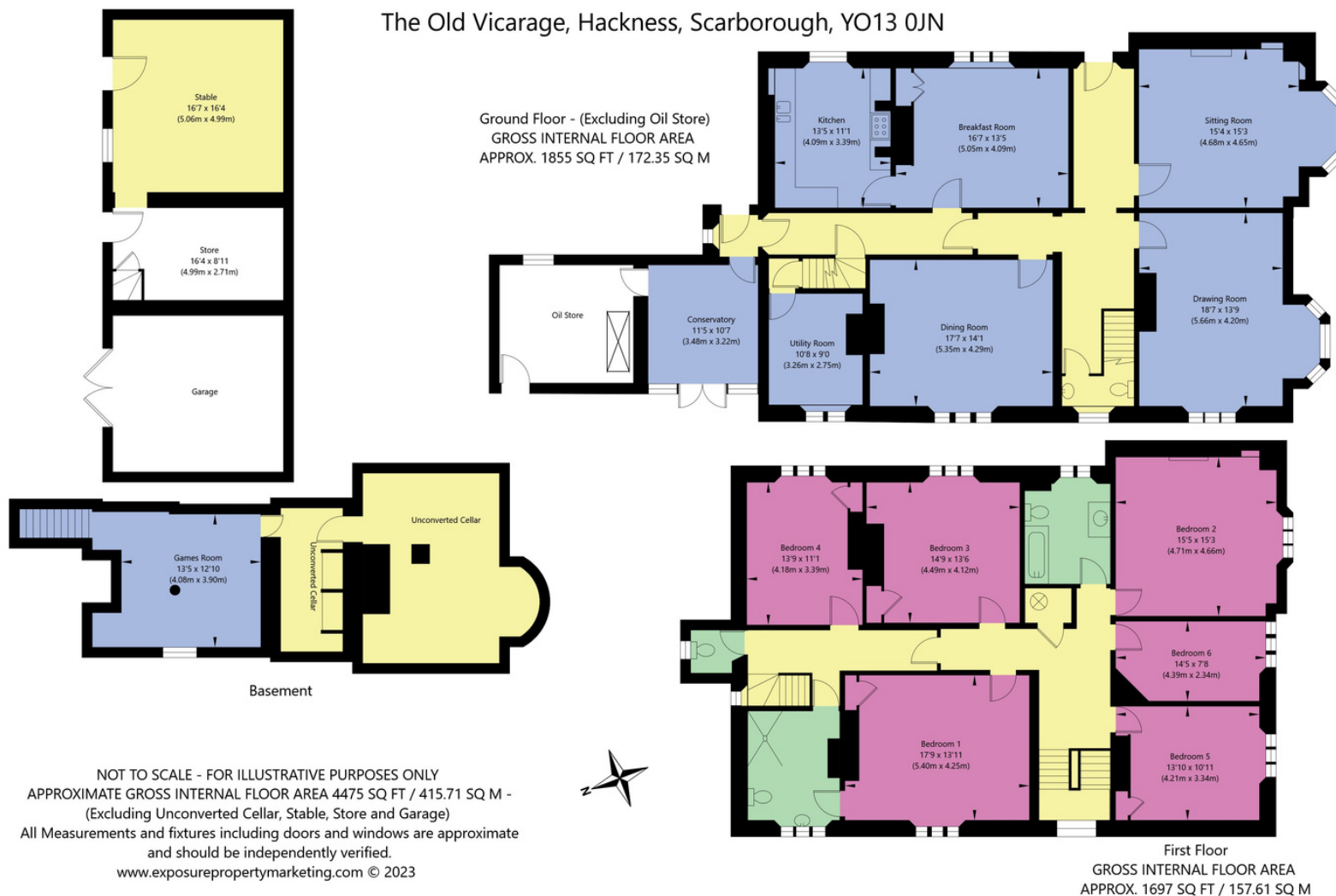
**Local Authority:** North Yorkshire Council  
[www.northyorks.gov.uk](http://www.northyorks.gov.uk) North York Moors National Park

**Directions:** Take the lane that lies opposite Low Hall and the property can be found on the left hand side.

### Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69   C
55-68	D		
39-54	E		
21-38	F	37   F	
1-20	G		

## The Old Vicarage, Hackness, Scarborough, YO13 0JN



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City

Country

Coast