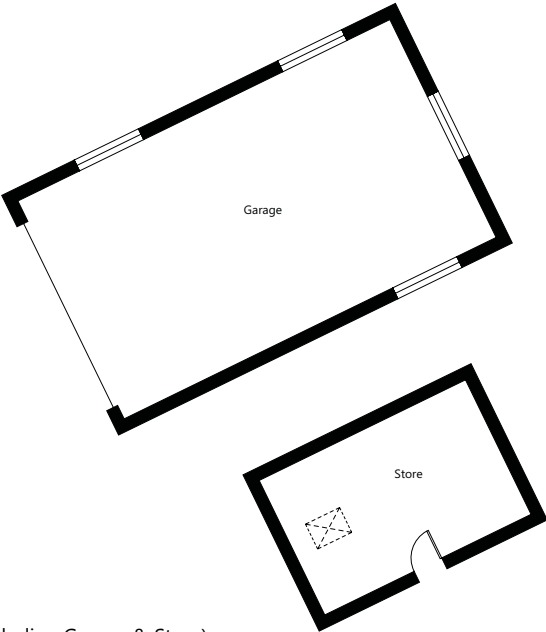
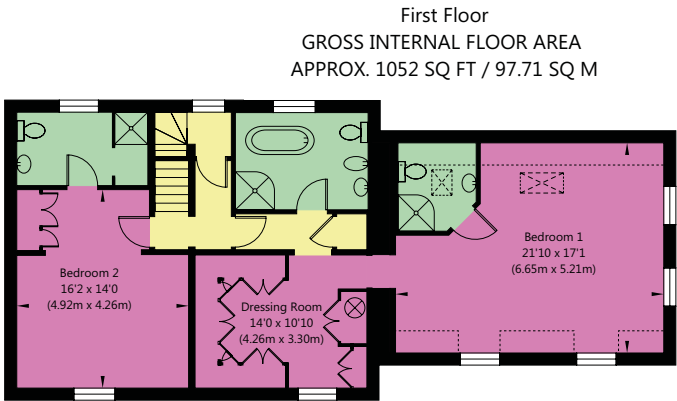
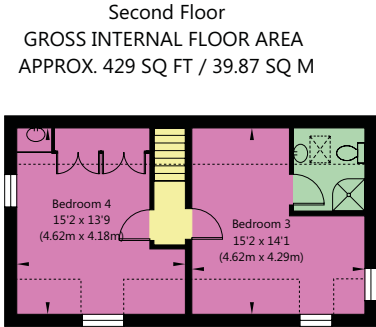
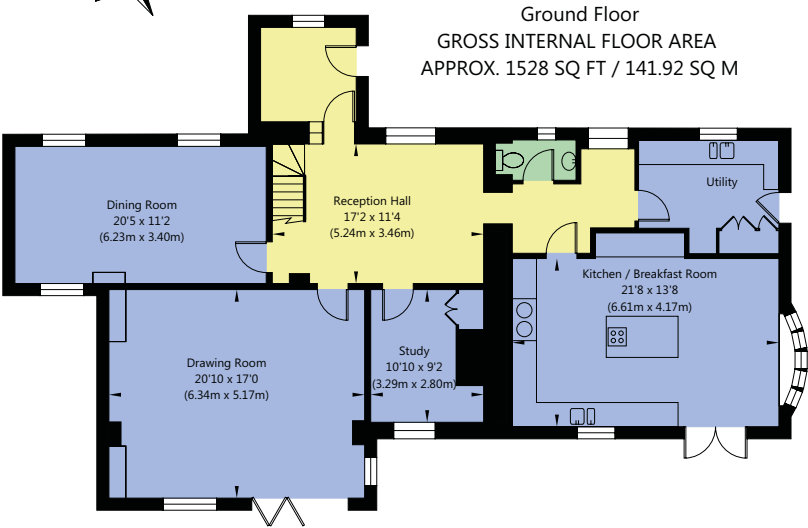




Primrose Hill  
Terrington, York



Primrose Hill, Mowthorpe, Terrington, York, YO60 6QF



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 3009 SQ FT / 279.5 SQ M - (Excluding Garage & Store)  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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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			
		43	61

# Primrose Hill

Mowthorpe, Terrington, York YO60 6QF

A restored farmhouse in a breath-taking Howardian Hills location

Porch • reception hall • drawing room • dining room • kitchen breakfast room • study • utility room • cloak room

Master bedroom suite with dressing room and bathroom • house bathroom • 3 further bedrooms • 2 further bathrooms (both en suites)

Gardens • woodland • sweeping driveway private parking • double garage • log store shed • greenhouse • wishing well with electric pump

In all approximately 6 acres

**Freehold for sale**

Originally part of the Castle Howard Estate, Primrose Hill is a former farmhouse that has been restored, extended and enhanced in recent years. Out of sight of the village road, the house is reached along its own privately owned drive that gently ascends to reveal a glorious vista of rolling hills and woodland. Its views embrace a twelfth century castle in the middle distance and York Minster beyond. With its gardens, woodland and matchless rural setting in the Howardian Hills, this property sale provides a rare opportunity for the discerning rural buyer.

- Period family house of over 3000 sq ft arranged over three floors
- Principal rooms with far-reaching, southerly views over the gardens and beyond
- Light, bright family kitchen breakfast room with double doors that open on to the south facing garden terrace, perfect for al fresco dining
- Kitchen by Scammell Kitchens in York includes an LPG fired Aga, built-in electric oven, integrated microwave, granite worktops incorporating an induction hob and integrated dishwasher

- Well-proportioned drawing room with a large wood-burning stove and patio doors in three parts creating a strong connection to the garden
- Separate formal dining room with gas fire (untested)
- Useful porch and large reception hall with a window seat
- Impressive master bedroom suite with a fine, rural vista. The en suite shower room has underfloor heating, electric power shower, LED lights, illuminated mirrored cabinet with a motion sensor light switch and an electric towel rail. The large dressing room is fully fitted with cupboards and wardrobes.
- Separate house bathroom with a freestanding bath, electric shower, bidet and underfloor heating
- Spacious guest bedroom suite and two bedrooms on the second floor (one en suite, one with a bedroom sink)
- In the Howardian Hills, an Area of Outstanding Natural Beauty with sweeping views over the Vale of York

## Outside

The hill above the house is dominated by native English woodland underplanted with wild garlic, bluebells and primroses. The house is approached via a long drive belonging to the property, lined with trees and daffodil bulbs. It sweeps in front of the house giving ample room for parking and turning in front of the garage. The double garage/workshop (30' x 20') has electric doors and a mezzanine floor. A lean-to log store lies on its eastern elevation.

The garden is beautifully landscaped to make the most of the dramatic lie of the land and expansive views. Shallow steps lead from the stone-flagged terrace with low retaining wall (outside power sockets) to a large sweep of lawn. A series of tiered gardens with colourful rockeries gently descend, each one flanked by trees and divided by a full length of clipped hedge, box topiary and stone walling. A rose pergola with broad central stone staircase provides a dramatic walkway to the wildlife pond. Spanned by a stone bridge, the pond at the far boundary has clusters of bulrushes, lily pads and sycamores. Mature trees – walnut, oak, birch, sycamore, beech and horse chestnut – and colourful shrubs provide height and structure; fruit trees (apple and pear) cluster around the western boundary, and a vegetable garden with asparagus beds and raspberry canes enjoys a sheltered north easterly corner adjacent to the cedar greenhouse and close to the house. The garden extends to approximately 1¼ acres.



## Environs

Malton 9 miles, Helmsley 14 miles, York 15 miles, A64 5 miles, Leeds 35 miles. (Distances approximate)

Primrose Hill sits a mile outside this most sought after village in the Howardian Hills. The village has a church, doctor's surgery, primary school, stores & tearoom and Terrington Hall Preparatory School. The nearby market town of Malton - 'Yorkshire's food capital' -has a railway station with regular services to York, Leeds and beyond. At York the mainline railway station connects to London in under two hours. Castle Howard, with its farm shop and garden centre is only four miles away, and Vangarde Shopping park/John Lewis is comfortably reached by car within half an hour.

## General

**Services:** Main water and electricity. Drainage is via a sewerage treatment plant and the central heating is LPG. The house is connected to fibre optic broadband. The hot water system has recently been upgraded to the latest specifications with well insulated water tanks and additional immersion heating.

**Local authority:** Ryedale District Council 01653 600666

**Directions:** From Terrington village stores follow the Mowthorpe Lane sign past the village hall and cemetery. After 0.8 miles, take the right hand tree-lined drive signposted 'Primrose Hill Farmhouse'. The house is down the hill on the left hand side.





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