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Orchard View  
Skelton, York  
YO30 1YQ

- Freehold
- Council Tax Band - E
- Detached Georgian Cottage
- Four Bedrooms Internally & Five Annexes
- Grade II Listed
- Operating As A B&B With Five Holiday Lets
- Large South Facing Rear Garden
- Period Features
- EPC TBC



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Offers In The Region Of  
£865 000

 4  2

Set in a peaceful position overlooking the village green, this exceptional Grade II listed detached former farmhouse dates back to the 1730s and offers a wealth of character throughout. Currently operating as a commercial bed and breakfast, the property presents a rare and exciting opportunity for conversion into a spacious private residence, subject to the necessary planning consents as part of a future sale.

This impressive period home features extensive living space with many original features including exposed beams, fireplaces, and traditional detailing. The main house comprises a welcoming entrance vestibule and hallway, a formal drawing room, and a second generous living room centred around a striking Inglenook fireplace. A large sitting/dining room offers flexible living options, while the heart of the home is a stunning breakfast kitchen with fitted units, a central island, pantry, and double doors opening into a light-filled garden room overlooking the south-facing garden.

A separate study area, utility room, and ground floor shower room complete the downstairs accommodation. On the first floor, a spacious landing leads to four double bedrooms, one of which has access to a small shower room, and a traditional family bathroom with a roll-top bath. A staircase from the second bedroom leads up to a substantial attic space with Velux windows and central heating already carpeted and offering potential for further living accommodation, subject to necessary permissions.

Externally, the property enjoys beautifully maintained south-facing walled gardens with lawn, mature borders, and patio seating areas ideal for entertaining or relaxing in the sunshine. Off-street parking is available via both the roadside and a gated rear driveway.

Set within the grounds are five additional self-contained chalets currently used for holiday letting. Each has a double bedroom and en-suite shower room, with one benefiting from its own fitted kitchen.

Council Tax Band- E

