

AVENUE FARM

Easingwold, York



AVENUE FARM

Period former farmhouse with outbuildings, generous garden and potential for a separate dwelling, subject to planning, in the heart of Easingwold

York 12 miles • Thirsk 12 miles • A1(M) 13 miles • Helmsley 14 miles

Kitchen/breakfast/living room • 2 reception rooms
• conservatory • utility room • shower room with sauna

4 bedrooms • 2 bathrooms

Garage with loft room • car port • garden shed

Drive • terrace • orchard • garden • additional parking space

In all some 0.4 acres

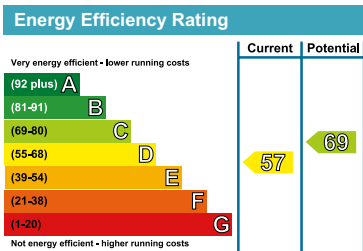
For Sale Freehold

Blenkin
& Co

ESTABLISHED 1992

Priestley House, 36 Bootham
York, YO30 7BL
sales@blenkinandco.com
01904 671672

blenkinandco.com



Avenue Farm, Church Avenue, Easingwold, York YO61 3HE

Approximate Gross Internal Floor Area

House: 3,266 SQ FT / 303.4 SQ M

Garage (excluding car port): 1,202 SQ FT / 111.6 SQ M, Potting Shed: 139 SQ FT / 13.0 SQ M

Total: 4,607 SQ FT / 428.0 SQ M

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



City

Country

Coast

Avenue Farm occupies a generous plot of approximately 0.4 acres in the heart of Easingwold, just a five-minute stroll from the cobbled Georgian marketplace. The double-fronted period farmhouse was significantly extended in the early 2000s, creating a single storey wing incorporating an open-plan kitchen/breakfast/living room and ground-floor bathroom. The property is approached through gated parking and is complemented by a detached garage block with loft, together with a further outbuilding.

The property is now in need of complete renovation and modernisation, offering considerable scope for refurbishment and improvement, together with potential for further development. An independent survey is available

upon request and prospective purchasers are advised to satisfy themselves fully as to the condition of the property and the extent of works required.

- Detached former farmhouse with significant later extension
- Plot extending to just under 0.4 acres
- In need of comprehensive renovation
- Independent survey available upon request
- Accommodation arranged over 2 floors extending to 3266 sq ft
- Detached garage block with loft, and separate shed/workshop
- Lapsed planning permission to construct a separate dwelling within the garden
- Ideally situated in the heart of Easingwold



Tenure: Freehold

EPC Rating: D

Council Tax Band: E

Services & Systems: All main services. Gas central heating. 2 boilers.

Fixtures & Fittings: All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Local Authority:

North Yorkshire Council
www.northyorks.gov.uk
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.



The property retains a number of attractive period features, including exposed trusses and beams, together with a fireplace revealing herringbone brickwork. The exact provenance of the farmhouse has not, however, been established.

The ground floor provides two well-proportioned reception rooms, each with a fireplace housing a gas fire, together with a conservatory and a study with vaulted ceiling.

The open-plan kitchen/breakfast/living room forms part of the more recent extension and features aluminium bi-fold doors opening south onto the garden terrace. A stable door provides rear access to a separate parking area along the northern boundary. The fitted kitchen is equipped with a Chefmaster range cooker, integrated dishwasher and granite worktops. Underfloor heating has been installed throughout the extension, continuing through to the utility room. Beyond lies the shower room with sauna. The latter is understood to have originally formed part of the property's former cow byre.





Outside

The property is approached through timber gates set within brick piers, opening onto a gravel drive which passes the side of the house and continues to the detached brick-and-pantile garage block and adjoining carport. For aesthetic purposes, the garage was designed to resemble a double-fronted house.

A detached timber garden shed/workshop has windows and a power supply.

Immediately adjacent to the house is a raised, paved and south-facing courtyard, sheltered on three sides and providing a private outdoor seating area.

Beyond the lavender bed and a row of productive apple trees lining the drive lies the principal garden area. The garden is enclosed, with mature trees providing screening along the western boundary. A five-bar gate set within a brick wall on Church Street provides separate vehicular access to the lower part of the garden.

The garden also benefits from recently lapsed planning permission for the construction of a separate dwelling, with separate vehicular access. Any future development would be subject to the necessary planning consents.



Environs

Easingwold is a cherished North Yorkshire market town centred around a cobbled Georgian marketplace. The town provides a range of restaurants, cafés, shops and everyday amenities, all within strolling distance of the property. Supplementing the local state schools are several well-regarded independent schools accessible within the surrounding area.

Easingwold is well placed for access to the wider region. Regular bus services connect the town with York, Thirsk and Helmsley, while mainline railway services are available at York, Thirsk and Northallerton. The A19 York–Thirsk road bypasses the town, providing convenient access to the surrounding road network.

Directions

Avenue Farm is situated where Church Lane meets the junction with Tanpit Lane.

What3words: ///hides.koala.dearest

Viewing

Strictly by appointment.



ESTABLISHED 1992



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, property spec and video highlights:** September 2026. Some images may have been enhanced using artificial intelligence (AI); any such images will be clearly identified individually. Brochure by wordperfectprint.com

