

THE GRANGE

Shipton-by-Beningbrough, York



THE GRANGE

**Outstanding eighteenth century house
with large gardens, in between York and
Easingwold**

*York city centre 5 miles • Easingwold 7 miles • A64 8 miles
Harrogate 23 • Leeds 28 miles*

Orangery entrance • staircase hall • 3 reception rooms •
kitchen/breakfast room • cloakroom/wc • utility/laundry
room • boot room • cellar

Balcony from landing • principal bedroom suite • house
bathroom • dressing room • 4 further bedrooms • 3 further
bathrooms (2 en suite • 1 Jack & Jill)

Annexe: kitchen/dining/living room • bedroom • bathroom

3-bay car port • store • workshop • gardener's wc

Gardens and grounds

In all 0.8 acres

For Sale Freehold

Blenkin
& Co

ESTABLISHED 1992

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Approximate Gross Internal Floor Area

Main House - 442.6 Sq M / 4764 Sq Ft

Basement - 11.4 Sq M / 122 Sq Ft

Car Port - 45.9 Sq M / 494 Sq Ft

Outbuildings - 20.1 Sq M / 217 Sq Ft

Total - 520 Sq M / 5597 Sq Ft

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



City

Country

Coast

The Grange is a double-fronted Georgian house with attached annexe, fully renovated and elegantly restored to retain the character and fabric of the original house while providing modern services and finishes. The house dates from the mid-eighteenth century and was built by the Dawnay family of Beningbrough Hall before being sold by the estate in the early twentieth century.

Set towards the edge of the village, the house occupies a substantial plot with landscaped family gardens, garaging, outbuildings and views across the surrounding countryside. York city centre is a short drive away, with the private schools on Bootham readily accessible.

- Detached, grade II listed village house
- Fully restored Georgian house with notable period features
- Versatile accommodation of more than 4500 sq ft
- Beautifully appointed throughout
- Attached, self-contained guest annexe
- Large oak-framed car port, ample parking, outbuildings
- Established family gardens with an entertaining area and hot tub
- Convenient for York, some 10 minutes' drive to St Peter's/Bootham schools



Tenure: Freehold

EPC Rating: Exempt as Grade II listed

Council Tax Band: G

Services & Systems: All mains services. Gas central heating. Pressurised Megaflo hot water system.

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

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 restoration has retained much of the house's original fabric, including wooden panelling and shutters, 18-pane sash windows, an open-string dog-leg staircase, exposed beams and roof trusses, cornicing, architraves and fireplaces on both floors. Other period elements have been reclaimed and incorporated into the house, including cabinetry and panelling from a country house in Leicestershire. Hardwood double-glazed sash windows have been fitted throughout, alongside a RAKO smart lighting system and large ceiling fans in the front bedrooms.

An impressive oak-built orangery forms the main entrance. Three sets of double doors open into the central hall, with reception rooms on either side, all receiving strong south-facing light. The orangery was originally a waiting room reclaimed from a London railway station platform. Its limestone floor, with underfloor heating, continues through into the hall.

The distinguished dining room is lined with wall-to-wall panelling incorporating a handsome fireplace, with traditional solid shutters and a built-in bar. The sitting room mirrors the proportions of the dining room and has a traditional fireplace housing a gas fire, flanked by arched alcoves. Glazed doors give views towards the garden.

The kitchen is open to the breakfast room, creating a broad family space that continues into the snug. Glazed doors from the snug open directly onto the side garden. At the centre of the kitchen is the original kitchen range, fully refurbished. The fitted kitchen has granite worktops and shelving, a pantry cupboard, gas-fired AGA, integrated appliances including an induction hob and separate oven, and a Butler sink beneath an east-facing window. A fitted utility/laundry room and boot room sit alongside.



The cellar houses the electric meter and has power, lighting and a stone slab.

NB: There is planning permission in perpetuity to remodel the kitchen, breakfast room, utility and rear porch to create a larger open-plan family space.

The first-floor landing features French doors opening south onto a generous balcony running the full width of the house. From here there are views across the garden and grounds, with space for sitting out and relaxing.

The generously proportioned principal bedroom suite with south-facing window has a wood-burning stove flanked by tall cupboards. Steps lead down to the palatial en suite bathroom, which also serves as the house bathroom. It includes underfloor heating with exposed copper pipes, hand-finished Moroccan tiles, a marble vanity unit with two basins, a freestanding bath and an oversized walk-in shower. A dressing room off the landing is fitted with open wardrobes, hanging rails, drawers and cupboards. There are two further bedrooms on this floor, each with an en suite bathroom. The larger also has a freestanding claw-foot bath beneath a south-facing sash window.

On the second floor, two vaulted bedrooms have exposed beams and roof trusses, together with useful eaves storage. They share a Jack and Jill shower room, while bedroom 6 also has a freestanding bath beneath a Velux window. Bedroom 5 is currently used as a playroom.



Annexe

The attached annexe forms the western wing of the house and was converted from the former stables, retaining exposed timbers within the accommodation. It provides self-contained space for guests or family and could also be used as a home office or for income-generating purposes.

With its own front door, outside space and generous parking area, the annexe is accessed from a shared road off Main Street. Inside, the open-plan kitchen and living room has underfloor heating and bifold doors opening onto the courtyard. The fitted kitchen is accompanied by a shower room and double bedroom, all stylishly appointed.

Outside

The approach is through ornate, remote-controlled gates onto a sweeping gravel drive, with a broad central turning circle edged by clipped box hedging. Pleached trees run along part of the high eastern boundary, alongside silver birch and ornamental grasses. The drive continues to a generous parking area with EV charger, in front of a three-bay oak-framed open garage beneath a pantile roof. Secure outbuildings provide a workshop, stores and gardener's wc. Lighting has been installed across the drive and parking areas, timed from dusk to dawn.





A garden gate from the drive leads onto a paved path around to the rear courtyard. Enclosed by a high brick wall, the courtyard provides further parking for both the house and annexe. Vehicular access is through large sliding electric gates.

The gardens lie predominantly to the south, enclosed and secure, with bulbs planted throughout to provide colour across much of the year. They are arranged in two distinct areas.

On the eastern boundary is a private and sheltered garden, designed for family recreation and enclosed by mature shrubs and a variety of trees. Approached via stone steps, the garden includes a sunken trampoline and a 'forest schools' copse.

To the west is the main entertaining area, with expansive decking beneath a pergola and raised beds planted with carefully curated perennials. There is a barbecue area, wood-fired hot tub and dance floor, together with external ambient lighting and power sockets.



Environs

Shipton-by-Beningbrough lies between the market town of Easingwold in the north and the historic city of York in the south. A charming village on the A19, amenities include the Dawnay Arms public house, a primary school, a community hall, church, brewery and recreational facilities that include a sports field and children's play area.

The village is approximately three miles from the A1237 York ring road, providing access to the A64 and onwards to the A1(M), around 17 miles away, and the wider motorway network.

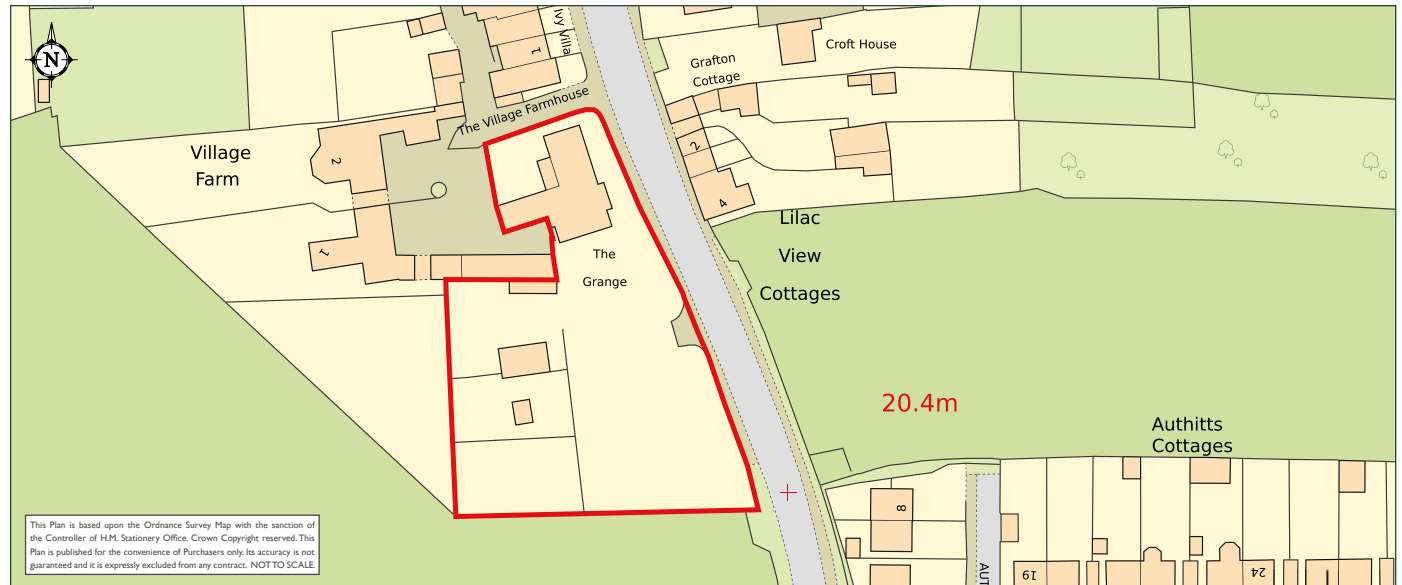
Directions

From the northern section of the York ring road (A1237) proceed north on the A19 towards Thirsk, for three miles. The property will be seen at the beginning of Shipton-by-Beningbrough on the left hand side of the road behind a high brick wall and gates.

What3words: ///colleague.prosper.completed

Viewing

Strictly by appointment.



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