

# MANOR HOUSE

Scagglethorpe, Malton



## MANOR HOUSE

**Appealing family house in the heart of this popular rural village close to Malton**

*Rillington 1½ miles • Malton 3 miles • York 21 miles  
Scarborough 19 miles*

Porch • 2 reception rooms • kitchen and dining room  
• pantry • utility/laundry rooms • boot room • cloakroom/  
wc • hallway

Ground floor bedroom 6 with en suite bathroom

5 further bedrooms • house bathroom • loft space

Drive • outbuildings • enclosed yard • wraparound gardens

In all 0.4 acres

For Sale Freehold

**Blenkin**  
& Co

ESTABLISHED 1992

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		71
(39-54) <b>E</b>		
(21-38) <b>F</b>	30	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		



## Manor House, Scagglethorpe, Malton YO17 8DU

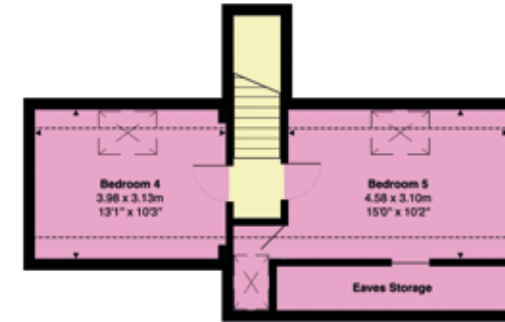
### Approximate Gross Internal Floor Area

3064 SQ FT / 284.7 SQ M

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



**Ground Floor**  
Gross Internal Area: 171.1 m<sup>2</sup> ... 1841 ft<sup>2</sup>



**Second Floor**  
Gross Internal Area: 38.7 m<sup>2</sup> ... 416 ft<sup>2</sup>



**First Floor**  
Gross Internal Area: 74.9 m<sup>2</sup> ... 806 ft<sup>2</sup>

City

Country

Coast



Manor House occupies a generous plot approaching half an acre, situated in a tranquil corner at the edge of the village. Constructed in brick beneath a pantile roof with distinctive gable-end chimneys, the house is understood to date from around 1925. Thoughtfully extended over time, it now offers substantial and versatile accommodation, including additional reception space, practical utility areas and a ground floor bedroom suite.

Offered to the market for the first time in over 40 years, this much loved family home is available for immediate occupancy and also offers an exciting opportunity for a new owner to enhance and update.

- Detached period house set within approximately half an acre

- Over 3000 sq ft of versatile accommodation arranged over 3 floors
- Ground floor bedroom and bathroom - adaptable living
- Excellent utility provision and storage throughout
- Established wraparound gardens offering privacy
- Edge-of-village setting within strolling distance of the village pub
- Well placed for access to Malton, York and the Yorkshire coast

The house enjoys a discreet and private setting with the principal rooms overlooking the gardens, while upper floors benefit from far-reaching views across open countryside towards the nearby hills and westwards to the Vale of Pickering.



**Tenure:** Freehold

**EPC Rating:** F

**Council Tax Band:** F

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

**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](http://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.



Constructed over a century ago, the house retains a number of original features including fireplaces on two floors, a staircase with moulded handrail and turned spindles, panelled bay windows and internal panelled doors.

The kitchen/breakfast room opens partially into the dining room, creating an impressive 30 ft family space across the front elevation, filled with morning light. The kitchen is fitted with modern units and integrated appliances, complemented by a walk-in pantry. To the north side of the house, a range of utility and laundry rooms provide excellent practical support for family life.

To the rear, the principal reception rooms enjoy a peaceful outlook over the gardens. The drawing room is a particularly fine space, generously proportioned and filled with natural light from three aspects. It features an open

fire, a bay window, and an adjoining garden room with floor-to-ceiling glazing, as well as an internal window drawing additional light from the front of the house.

The sitting room offers a more intimate yet equally well-proportioned space, also with a deep bay window and featuring a Baxi open fire with dedicated ventilation, combining traditional character with efficient operation.

A further reception room has been adapted to provide a ground floor bedroom, with French doors opening directly onto the garden and served by an en suite bathroom with jacuzzi bath. This area affords the possibility of adaptable living and has, in the past, been combined with the adjacent sitting room to provide separate living accommodation with private access.



Five double bedrooms are arranged across the upper floors, supported by a family bathroom. The principal bedroom is dual aspect, enjoying south and west-facing light and features fitted wardrobes, built-in cupboards and an ornate cast-iron fireplace. The top floor bedrooms are set within the roof space, offering good head height at the apex, Velux windows, fitted storage and extensive eaves space.

Loft storage is accessible via a hatch in the utility room with a pull-down ladder. The loft is boarded and fitted with lighting.

## Outside

A gravelled driveway sweeps in front of the house, providing parking for several vehicles.

The gardens are a particular feature, wrapping around the house and offering a high degree of privacy. Predominantly laid to lawn, they are well established and include a variety of mature trees, shrubs and seasonal planting. Paved terraces to both front and rear provide ideal areas for outdoor seating and entertaining.

Additional features include two garden ponds, a rill, a timber shed (approx. 10ft x 20 ft), and a brick and pantile outbuilding with power and lighting, situated on the northern boundary. The gardens are largely enclosed by established hedging and fencing.



## Environs

Situated between the historic city of York and the coastal town of Scarborough, the village of Scagglethorpe lies just three miles east of Malton, surrounded by attractive countryside bordering the Vale of Pickering and the Yorkshire Wolds with the Howardian Hills close by. The village itself centres around a green and is home to the well-regarded Ham & Cheese Inn, along with a thriving village hall, playground and access to a network of footpaths extending towards the river Derwent. Nearby Rillington offers a range of day-to-day amenities including a primary school, doctor's surgery, shop, post office and additional pubs and eateries.

Malton provides a wider range of services together with rail connections to York, from where there are mainline services to London. Schooling in the area is well regarded, with options in Settrington, Malton and Norton, and independent schools in Terrington, Ampleforth, Scarborough and York. The nearby A64 ensures excellent road access across the region.

## Directions

From the A64, drive into the village, passing the pub. Turn left - where a landmark sycamore tree stands on the green - and drive almost to the far end. Bear left, following an adopted road/track and the drive to Manor House can be found on the far left. The house name is fixed to a horse chestnut tree.

**What3words:** ///grunt.images.schools

## Viewing

Strictly by appointment.



ESTABLISHED 1992



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