



**HIGH CROFT, MAIN STREET
WOMBLETON, YORK**

Cundalls



HIGH CROFT

MAIN STREET, WOMBLETON

YORK

YO62 7RX

Helmsley 5 miles Malton 14 miles, York 23 miles, Leeds 52 miles (all distances are approximate)

A substantial, stone built modern property, with an excellent range of quality accommodation, set within a large plot in the heart of Wombleton village, together with a double garage and lovely garden and grounds.

- House providing 2,798 square feet of attractively presented accommodation.
- Entrance Hall – Cloakroom - Dining Room – Sitting Room – Study – large Kitchen with a stylish range of newly fitted units and incorporating dining and living areas – Utility Room.
- Galleried landing – Master bedroom with en-suite bathroom - three further double bedrooms, one with a further en-suite shower room – house bathroom
- Well established garden and grounds with a lovely open view westwards.
- Detached double garage. Driveway providing ample off-street parking.

GUIDE PRICE £885,000

DESCRIPTION / BACKGROUND

Set back from the village street in an elevated position, High Croft is a unique village property, providing almost 2,800 square feet of exceptionally well proportioned and well-maintained accommodation. Built around 20 years ago to an individual design, the house has been clearly designed to create a feeling of space, with a versatile range of spacious reception rooms to the ground floor and four large double bedrooms on the first floor.

In brief the house provides the following accommodation. Central entrance hall with cloakroom and fitted storage, front facing study, a front facing dining room which opens through to the sitting room, which has bi-fold doors opening directly out onto the west facing garden. The kitchen has recently been completely refitted with a stylish range of high-quality cabinetry and integrated appliances and there is a separate utility room off the kitchen. Upstairs there is a large galleried landing from which the bedrooms radiate out from. There is a double aspect master bedroom with walk in fitted storage and an en-suite bath and shower room. There are three further double bedrooms including one with an en-suite shower room and the main house bathroom.

The property is fully double glazed throughout, has a mains gas central heating system and scores a C/75 on energy efficiency.

For a house this size the grounds are commensurately large and being largely laid to lawn are comparatively easy to care for and benefits from a. Lovely open view west. There is a detached, stone built double garage with workshop space and plenty of parking for any number of vehicles.

LOCATION

Wombledon is a small rural village some two miles from Kirkbymoorside where there is a good range of amenities, including shops, pubs, bank and restaurants. Helmsley is only 4 miles away, with a weekly market, an eclectic range of smart shops, hostelryes and restaurants and high-class delicatessens the town is a highly regarded tourist destination. The opportunities for outdoor recreation are endless, with the start of the Cleveland Way in the town and the Hambleton Hills to the north. The town has a wide range of amenities, including primary school, surgery, library, thriving arts centre and recreation ground.

ACCOMMODATION

ENTRANCE HALL

7.41 m (24'3") X 2.00 m (6'5")

Solid wood front door with windows to both sides. Radiator. Return stairs to the first floor with an under-stair fitted cupboard. Large coats cupboard. Radiator.

CLOAKROOM

2.48 m (8'2") x 1.00 m (3'3")

Low flush WC. Cantilever wash hand basin set upon a wooden plinth. Tiled walls and floor. Radiator. Extractor fan. Sash window to the side.

STUDY

2.86 m (11'2") x 3.40 m (9'5")

Sash window to the front. Radiator.



DINING ROOM

5.78 m (19'0") x 4.12 m (13'6")

Bay window to the front elevated, fitted with a window seat. Two radiators. Coving. Double doors opening through to the Sitting Room.



SITTING ROOM

7.20 m (23'7") x 5.30 m (17'5")

Bi-fold doors opening out onto the west facing terrace. Sash windows to both sides. Large open fireplace with brick surround, tiled hearth and inset timber mantel, housing a gas fire. Coving. Two radiators. Television point. Recessed ceiling lights.



BREAKFAST KITCHEN

7.30 m (23'11") x 4.85 m (15'11")

Range of bespoke kitchen cabinets topped with solid quartz worktops incorporating a Belfast sink. Separate island unit with polished oak butcher block work tops. Tiled splash backs. Smeg range oven with extractor overhead. Larder unit with space for an American fridge freezer. Integrated dishwasher. Windows to the side. Tiled floor. To the far end of the kitchen is a dining and living area, with three quarter height windows to the garden and a door leading outside. Two radiators. Television point.



UTILITY ROOM

3.44 m (11'3") x 1.97 m (6'6")

Range of base and wall units incorporating stainless steel sink unit. Automatic washing machine point. Radiator. Fuses. Pair of sash windows to the front and side.

FIRST FLOOR

GALLERIED LANDING

Window on the half landing. Walk in airing cupboard housing a high pressurised hot water cylinder and fitted with slatted shelving.

BEDROOM ONE

5.44 (17'10") x 5.30 m (17'5")

Dual aspect with sash windows to the rear and side. Two radiators. Large walk in fitted storage with hanging and shelving space.

EN-SUITE SHOWER ROOM

3.30 m (10'10") x 2.37 m (7'9")

Freestanding tub set upon a tiled plinth. Separate shower with dual rain head shower overhead. Low flush WC. Wall hung wash hand basin. Chrome heated ladder towel rail. Sash window to the rear. Recessed ceiling lights. Electric light and shaver point. Travertine tiled walls and floor.





BEDROOM TWO

5.30 m (17'5") x 3.86 m (12'8")

Sash windows to the front. Two radiators. Television point.



EN-SUITE SHOWER ROOM

2.46 m (8'1") x 1.64 m (5'5")

Walk in shower with dual rain head shower overhead. Low flush WC. Wall hung wash hand basin. Chrome heated ladder towel rail. Recessed ceiling lights. Electric light and shaver point. Travertine tiled walls and floor.



BEDROOM THREE

4.80 m (15'9") max 3.80 m (12'6")

Dual aspect with sash windows to the front and side. Radiator.

BEDROOM FOUR

3.80 m (12'6") 3.30 m (10'10") max

Dual aspect with sash windows to the rear and side. Two radiators.



BATHROOM

3.00 m (9'10") x 2.20 m (7'3")

Bath with shower overhead. Low flush WC. Wall hung wash hand basin. Chrome heated ladder towel rail. Sash window to the front. Recessed ceiling lights. Electric light and shaver point. Travertine tiled walls and floor.

OUTSIDE

High Croft sits in the centre of the village, set back from the street in a slightly elevated position. A tarmac driveway leads up from the street, through an electric gate and up to the detached double garage with parking to the front.

Gardens lie to the front and rear, although the majority lies to the back which is largely laid to lawn and includes a number of mature trees and a well-stocked flower bed, filled with spring bulbs and shrubs. To the far end the garden has been planted up as a wildflower meadow, with a pathway cut through the meadow. A timber five bar gate gives separate access out onto the Back Lane. Within the grounds is a useful timber garden shed and a series of raised vegetable beds. The garden faces west and benefits from a lovely far-reaching view over open farmland. There is an outside water and power supply.

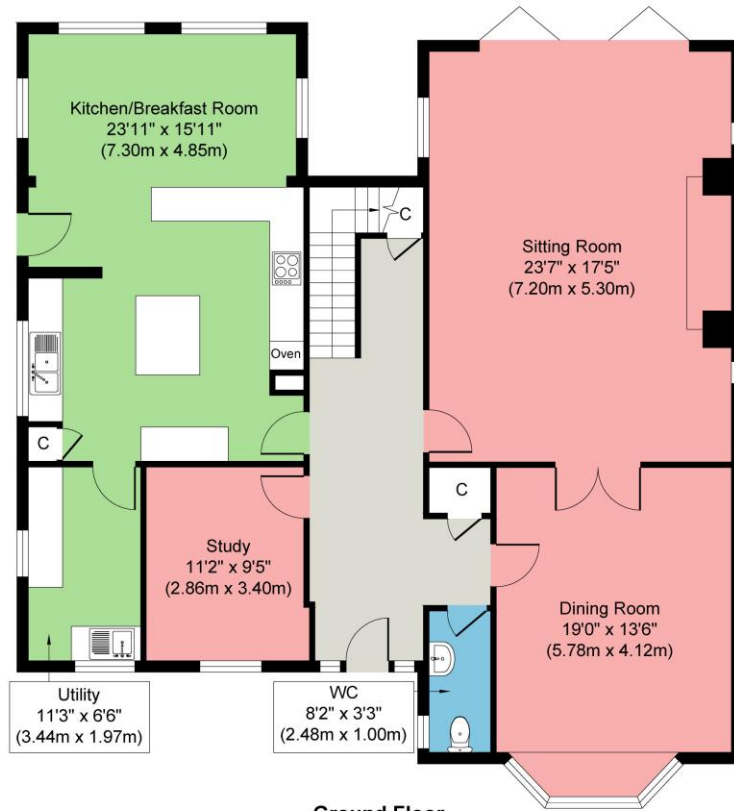
DOUBLE GARAGE

6.74 m (22'1") x 6.74 m (22")

Pair of electric up and over doors to the front. Door to the side.







Ground Floor
Approximate Floor Area
1489 sq. ft
(138.37 sq. m)



First Floor
Approximate Floor Area
1309 sq. ft
(121.63 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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GENERAL INFORMATION - REMARKS & STIPULATIONS

EASEMENTS, RIGHTS OF WAY & WAYLEAVES

The property is sold subject to and with the benefits of all existing rights of way, water, light, drainage and other easements attaching to the property whether mentioned in these particulars or not.

BOUNDARIES

The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared for High Croft and is available for inspection at the agents Pickering, Malton or Helmsley Offices.
Current Score: C/75. Potential Score: 81/B

METHOD OF SALE

The property is being offered for sale by private treaty as a whole. Interested parties should register their interest with the agents to be involved in sale negotiations. For those with queries or to inform the agents of their interest please contact Judith Simpson on 01751 472 766, email: judith.simpson@cundalls.co.uk

GENERAL INFORMATION

Services: Mains electric, gas, water & drainage.
Planning: Ryedale District Council
Council Tax: Band G
Tenure: The property is Freehold, and vacant possession will be given upon completion.
Viewing: Strictly by appointment with the agent's office in Pickering; 01751 472766
Postcode: YO62 7RX

Details prepared March 2026

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. The property is brought as seen. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

