

WAYRHAM HOUSE

Scagglethorpe, North Yorkshire



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Outstanding and individually designed detached house with garaging, gardens and panoramic views

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

Entrance and staircase hall with cloaks area • separate wc
• 2 reception rooms • kitchen/dining/living room • utility/
boot room

Landing with storage cupboards • 5 bedrooms •
4 bathrooms

Second floor home office • playroom • shower room

Detached double garage • off-street parking

Landscaped gardens to front and back

For Sale Freehold

Blenkin
& Co
ESTABLISHED 1992

R&W

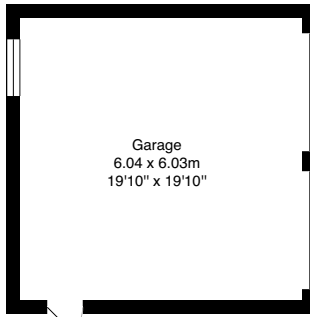
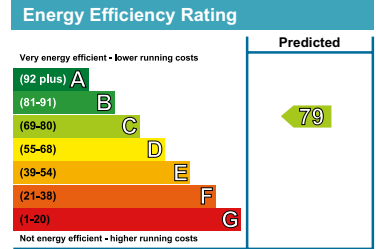
Wayham House, The Warrens, Scagglethorpe, North Yorkshire YO17 8FL

Approximate Gross Internal Floor Area

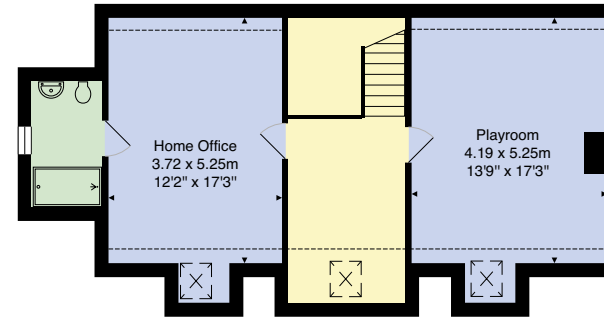
Main House - 305.6 SQ M / 3290 SQ FT - (Excluding Garage)

Total - 342.1 SQ M / 3682 SQ FT

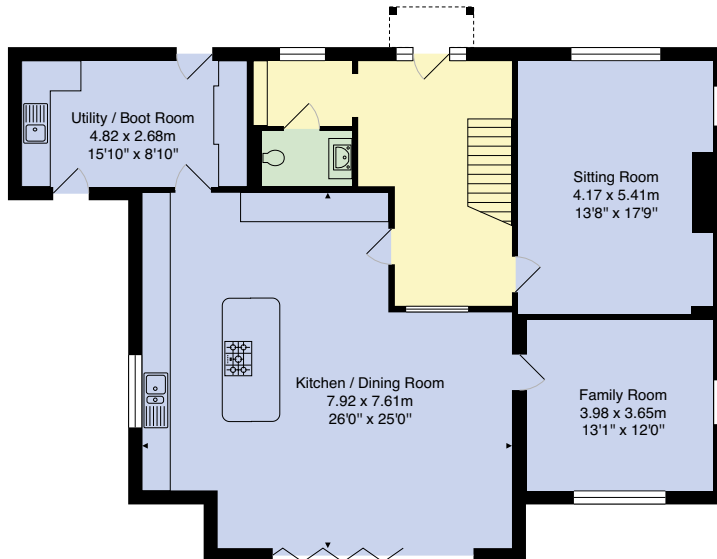
For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



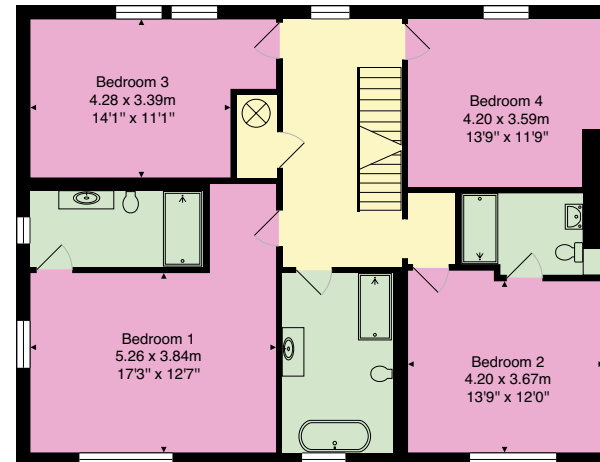
Garage
Area: 36.4 m² ... 392 ft²



Second Floor
Area: 64.5 m² ... 694 ft²



Ground Floor
Area: 127.2 m² ... 1369 ft²



First Floor
Area: 114.0 m² ... 1227 ft²

City

Country

Coast



Wayram House is an exceptional new-build residence within an exclusive boutique development on the edge of the village of Scagglethorpe, just three miles from the historic market town of Malton. Its double-fronted stone façade, inspired by traditional vernacular architecture, is complemented by decorative brickwork and elegant sash windows. Inside, the design achieves a balance between elegant detailing and functionality, centred around a spacious open-plan kitchen/dining/living room.

The property has a west-facing garden with an historic wall – recently upgraded – on its northern boundary. It backs onto open countryside and comes with ample private parking and a detached double garage.

- Outstanding family home, expertly constructed by Scothern Developments Ltd, a renowned Yorkshire building firm
- Spacious, fully detached, 'walk-around' house
- Highly versatile living and bedroom accommodation, ideal for modern family life
- 3,290 sq ft of beautifully designed space arranged across 3 floors
- Exceptional attention to detail and high-quality specification throughout
- High-tech home with Wi-Fi facilities built in and energy-efficient, designed for sustainability
- Convenient village location, within walking distance of the local pub
- Superb accessibility - less than 10 minutes to Malton and 30 minutes to York and the coast



Tenure: Freehold

EPC Rating: C, SAP rating: 79

Services & Systems: All mains services. LPG gas central heating. High speed Fibre Optic Broadband with Openreach Optical Network Termination point, network patch panel and wired data points to all reception rooms, bedrooms, kitchen and home office. Additional Wi-fi 6 wireless access point located in kitchen.

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.





Wayrhams House is a luxurious newly built residence, featuring a handsome orangery with stone elevations, generously proportioned rooms, and expansive windows. Combining high-end finishes with practical family living, it offers exceptional versatility and superb storage - ideal for country life, whether hosting friends and family, managing muddy walks and dogs.

Every detail reflects thoughtful design and craftsmanship. Bespoke walnut doors, deep skirting, and handsome architraves pair beautifully with generous timber windows and underfloor heating throughout the ground floor. High-specification kitchen and bathroom fittings, integrated lighting and plentiful storage combine luxury with everyday practicality.

At the heart of the home, the open-plan kitchen/dining/living space offers a seamless connection between indoors and out. Porcelain floor tiles

run continuously onto the outside terrace - separated only by wide bifold doors - creating an uninterrupted indoor-outdoor flow and framing panoramic westward views across the garden, fields, and the rolling hills beyond. The handmade kitchen features solid wood cabinetry with a larder, white quartz worktops, premium AEG appliances, downdraft extractor, boiling hot water tap, Butler sink, and a central island with a breakfast bar and a touch-operated telescopic tower socket with usb ports. The adjoining utility room doubles up as a fitted boot room, complete with a black Samsung washing machine and heat pump drier.

Adjacent to the kitchen/dining/living room is the family room offering versatile living space with south- and west-facing views across open countryside. The more formal sitting room is also double aspect and has a wood-burning stove set on a stone hearth providing a natural focal point.



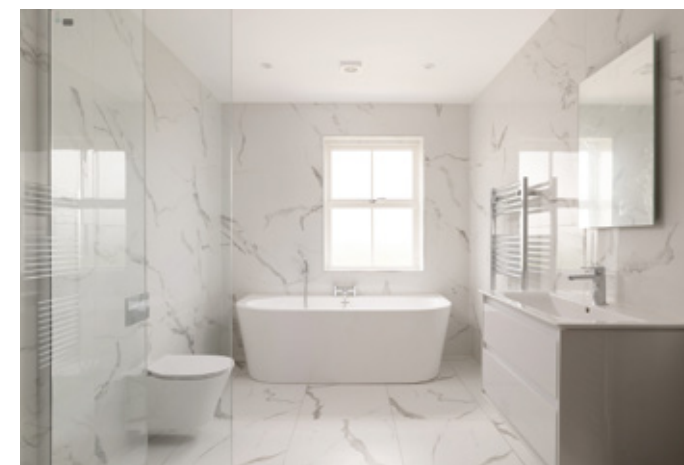
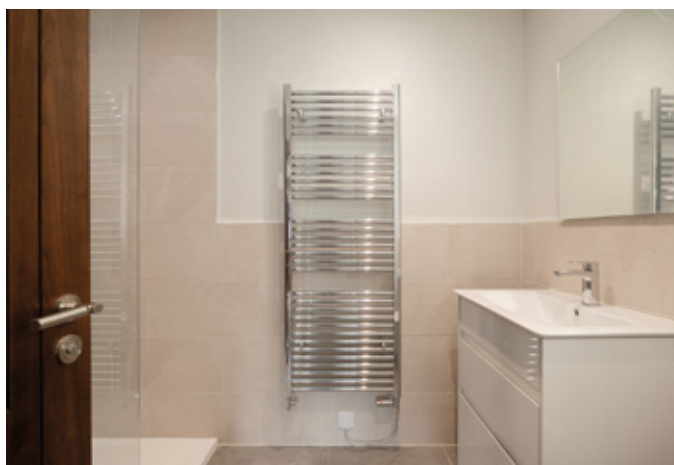
An elegant cut string staircase is fitted with bespoke turned balusters, walnut finished handrails and newels with volute handrail ends. It rises to a spacious central landing providing generous storage and giving access to the principal bedroom - spacious and double aspect with commanding views to the south and west - and guest bedroom, both with en suite bathrooms. The beautifully appointed family bathroom features 'marble' tiles, a floating vanity unit, a freestanding bath and a rainfall shower.

The top floor is a bright and adaptable living area featuring a spacious landing, a fifth bedroom with an en suite bathroom and an additional room ideal for a stylish home office or hobby/ playroom. With its generous proportions, high ceilings and three large skylights capturing west facing light, it forms an integral part of the home.

Outside

A private road leads into The Warrens. Wayrham House is set behind elegant estate railings, with a lawned front garden and a generous silver granite driveway illuminated by motion-sensor lighting. There is ample space for parking and turning in front of the detached double garage, which benefits from app/remote-controlled electric doors, power and lighting.

The rear garden adjoins open countryside and is enclosed on the northern boundary by a newly upgraded historic brick wall with stone capping, together with post-and-rail fencing lined with evergreen blackthorn hedging. An expansive paved terrace





provides an ideal space for outdoor dining and relaxation, while the lawn is dotted with ornamental trees and enhanced by thoughtfully planted shrub borders. Practical touches include an outside tap and a discreet area for recycling and refuse.

Environs

Standing midway between York and Scarborough and surrounded by open countryside, the village of Scagglethorpe lies just three miles east of Malton, on the historic marches of the great estates of Birdsall and Settrington. To one side stretches the Vale of Pickering, while to the other rise the Yorkshire Wolds, with the Howardian Hills close by. The village features a green with a Sycamore tree planted to commemorate Queen Victoria's Golden Jubilee, the much-loved village pub, The Ham & Cheese Inn, a village hall dating from 1844, and children's

playgrounds and playing fields. Footpaths extend from the village all the way to the river Derwent.

Within walking and cycling distance, the neighbouring village of Rillington offers a range of local amenities, including a doctor's surgery, primary school, shop and post office, pub, butcher and fish and chip shop.

Malton provides a wide range of amenities and a rail connection to York's mainline station. The nearby estate village of Settrington offers a primary school, with prep school education available in Terrington, approximately 14 miles away. Secondary schooling is available in Norton and Malton, with independent schools in Ampleforth, Scarborough, and York. The village benefits from an excellent bus service, while the nearby A64 trunk road links Scarborough to Leeds via York, ensuring easy access to the wider region.



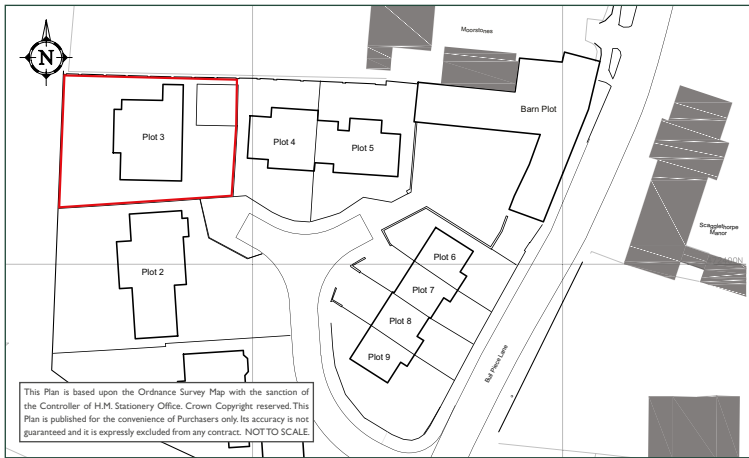
Directions

From the A64 between Malton and Rillington, take a right hand turn into the village and continue through where there is a right hand turn that takes you into the development, with Wayrham House on the far right hand side, the last of three detached houses.

What3words: ///disbelief.glossed.shocking

Viewing

Strictly by appointment.



ESTABLISHED 1992

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