

OAK COTTAGE

School Lane, Bulmer, York

OAK COTTAGE

**Charming country cottage with annexe,
garage and gardens, in the heart of an
Howardian Hills village**

Welburn 1 mile • Malton 7 miles

York city centre 14 miles • Yorkshire coast 30 miles

Entrance and reception hall • L-shaped reception room •
kitchen/breakfast room with pantry • utility/laundry room •
study • conservatory • shower room/wc

Principal bedroom with en suite shower room •
2 further double bedrooms • house bathroom

Double garage with workshop, • annexe • driveway parking
for multiple cars • shed

Gardens and grounds

In all ¼ acre

For Sale Freehold

Blenkin
& Co

ESTABLISHED 1992

Priestley House, 36 Bootham

York, YO30 7BL

sales@blenkinandco.com

01904 671672

blenkinandco.com

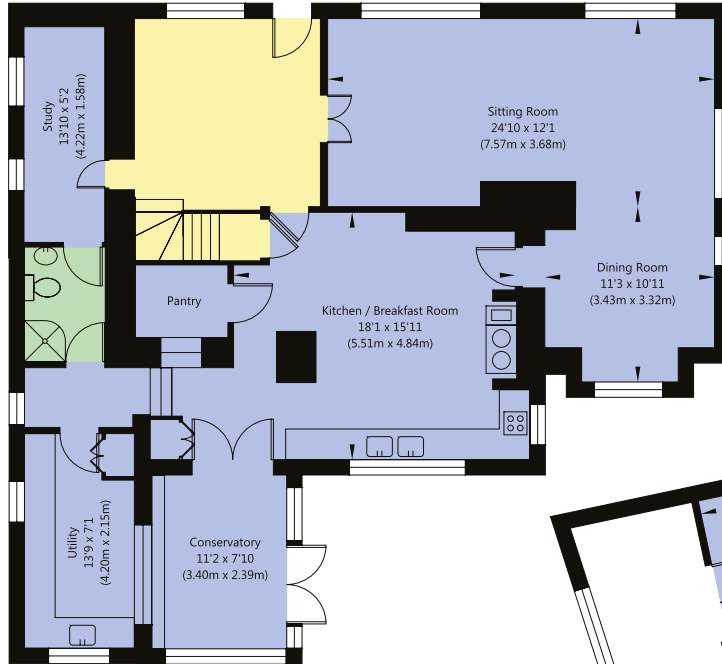
Oak Cottage, School Lane, Bulmer, York YO60 7BA

Approximate Gross Internal Floor Area

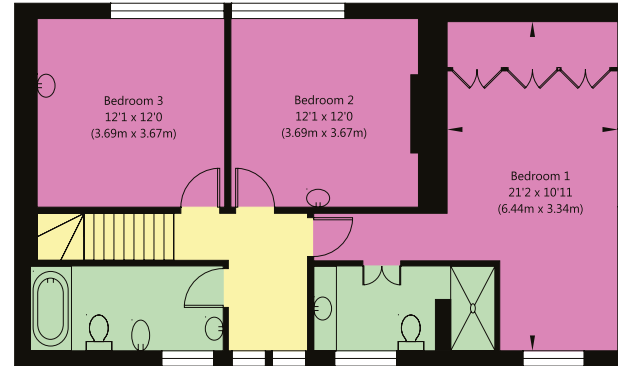
Main House: 2176 SQ FT / 202.15 SQ M

Garage / Annexe: 831 SQ FT / 77.24 SQ M

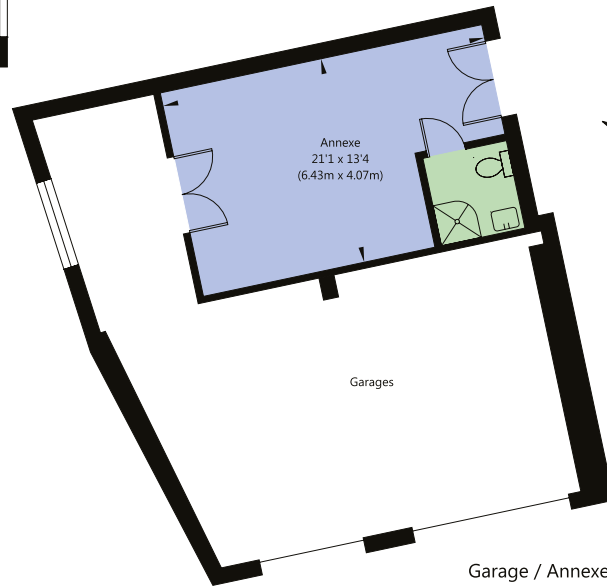
For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1381 SQ FT / 128.31 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 795 SQ FT / 73.84 SQ M



Garage / Annexe



City

Country

Coast

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		37	
(1-20) G			
Not energy efficient - higher running costs			
			74

Originally constructed around 200 years ago, this handsome village house occupies an imposing position overlooking the magnificent Parish oak. The current owners have carefully maintained and improved the property as their much-loved family home. Oak Cottage retains considerable period character and is complemented by a substantial garage, a useful annexe and attractive gardens extending in all to approximately a quarter of an acre.

Bulmer is one of the most appealing villages within the Howardian Hills, offering a distinctly rural setting whilst remaining highly accessible to both Malton and York.

- Detached cottage occupying a generous and private plot
- Historic village house dating from the early 1800s and not listed
- Versatile accommodation extending to almost 2200 sq ft
- Large garage and gated driveway parking
- Useful annexe providing a bedroom suite
- Private and well-established gardens
- Sought after Howardian Hills village setting
- Convenient for access to York, Leeds and motorway network via the A64



Tenure: Freehold

EPC Rating: F

Council Tax Band: G

Services & Systems: Mains electricity with 3-phases supply which would provide fast charging for any EV charging system. Electric storage heaters. Mains water and drainage. Superfast fibre broadband.

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
Howardian Hills AONB

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.



A remarkable range of original features contributes to the property's enduring character and authenticity. These include stone-flagged floors, exposed beams, deep sills, traditional fireplaces, oak flooring and an impressive collection of oak and mahogany joinery. Cottage-style casement windows complement the historic fabric of the building, the majority being double glazed and covered by guarantee.

The kitchen/breakfast room forms the heart of the house and is a particularly characterful space, featuring an oak-beamed ceiling, exposed brickwork and a stone-flagged floor. There is ample room for family dining, while the kitchen itself is fitted with an extensive range of country-style units beneath granite work surfaces. Integrated appliances include oven, hob, fridge and dishwasher, complemented by a

double butler sink, an electric 30-amp four-oven Aga and a traditional pantry with cold slab. Adjoining the kitchen is a generously sized utility and laundry room with windows to two elevations.

The principal reception rooms combine to create an impressive L-shaped living and dining space. A substantial stone fireplace with multi-fuel stove forms a focal point, there are polished oak floorboards and windows on three elevations provide excellent natural light, including views across the village green.

Further ground floor accommodation includes a study with south-facing light from two windows, together with a double-glazed conservatory featuring French doors opening onto the terrace and driveway, with views over the garden.





The first-floor landing provides access to three double bedrooms and the family bathroom. Bedrooms 2 and 3 enjoy attractive views towards the distinguished oak tree on the village green.

The principal bedroom suite occupies a private position on the north-western side of the house. This dual-aspect bedroom enjoys views over the surrounding countryside and benefits from wall-to-wall fitted wardrobes. The generous en suite shower room includes a marble-topped vanity unit, heated towel rail and large shower enclosure.

The family bathroom is finished with tongue & groove panelling and features characterful vintage sanitaryware, a bath and traditional high-level cistern.

The loft space is boarded, carpeted and decorated, offering useful storage and potential for further development, subject to the necessary consents.

Additional ancillary accommodation is provided by the annexe which is incorporated within part of the garage building. It comprises a spacious vaulted bedroom with en suite shower room, together with glazed doors that open onto the garden, complemented by traditional external timber doors, which can be closed to provide privacy when required. The space is equally suited to guest accommodation, home working or potential income generation.





Outside

Timber gates open onto a sweeping gravel driveway providing extensive parking and turning space, leading to the garage and annexe beyond. The double garage benefits from two steel roller doors, power and lighting, together with a workshop to the rear. The annexe is situated behind and has independent access. Climbing plants and raised stone beds planted with perennials soften the built environment and provide seasonal colour.

Stone steps rise from the driveway to an expansive lawned garden enclosed by mature mixed hedging, creating a high degree of privacy. The grounds include a variety of mixed beds, ornamental trees and a copper beech hedge along the eastern boundary. There is a useful garden tool shed tucked away in the southeast corner.



Environs

Bulmer occupies an elevated position within the Howardian Hills National Landscape, close to the Castle Howard Estate. The village is home to a Grade I listed church of pre-Norman origin, a village hall and a regular bus service to York. Nearby Welburn, Sheriff Hutton and Terrington offer an excellent range of everyday amenities including cafés, a bakery, delicatessen, public houses, a wine merchant and the highly regarded Castle Howard Farm Shop. Primary education includes the independent preparatory school at Terrington, while numerous public footpaths and bridleways provide immediate access to the surrounding countryside.

Approximately ten minutes to the north lies the thriving market town of Malton, widely recognised as Yorkshire's food capital. The town offers an excellent range of independent shops, restaurants, secondary schooling and a railway station with connections via York to London, Manchester and Edinburgh. Bulmer lies just two miles from the A64, providing straightforward access to York, Leeds, the A1(M) and the wider motorway network.

Directions

From Castle Howard direction, upon entering the village the property can be found on the right hand side, facing the village oak. Entrance to the drive lies at the rear.

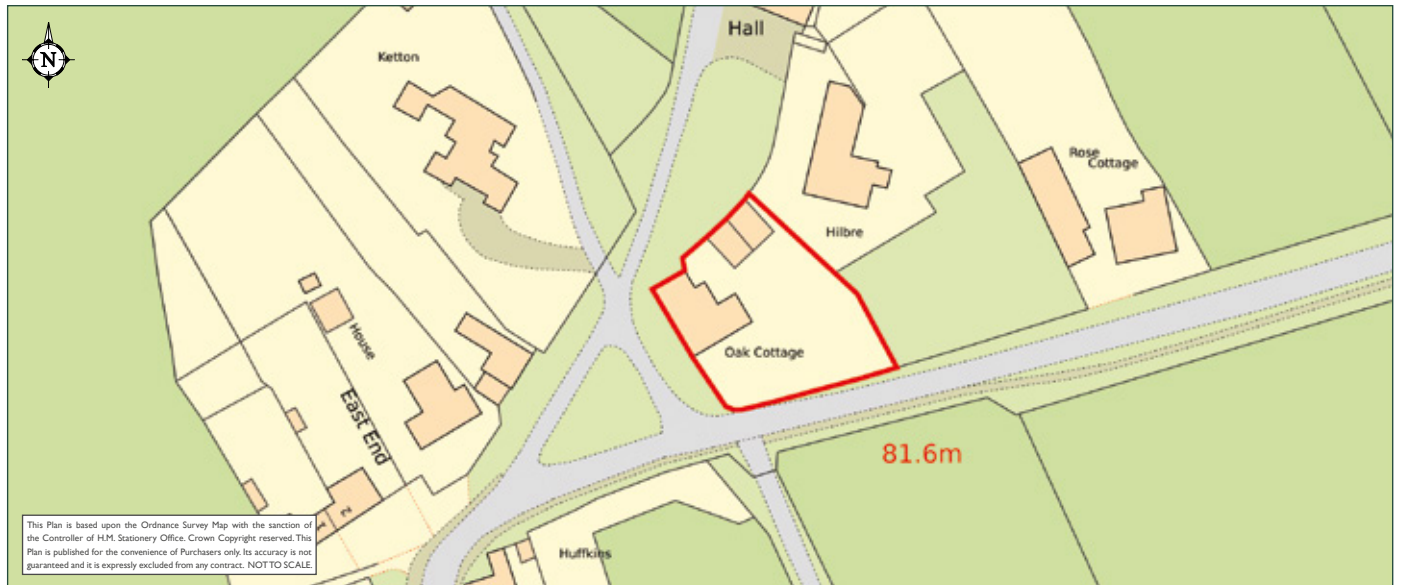
what3words ///remarried.steroids.plenty

Viewing

Strictly by appointment.



ESTABLISHED 1992



This Plan is based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Crown Copyright reserved. This Plan is published for the convenience of Purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. NOT TO SCALE.

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:** June 2026. Brochure by wordperfectprint.com

