

LEA CLOSE

Brandsby, York

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Outstanding country house with gardens, paddocks, woodland and panoramic views, in all nearly nine acres

*Crayke 3 miles • Easingwold 5 miles • Helmsley 10 miles
Malton 14 miles • A19/Thirsk 15 miles • York 14 miles*

Porch • reception hall • cloakroom • 2 reception rooms • garden room • kitchen/breakfast room with pantry • utility room with separate wc

Principal bedroom suite with suite of rooms • 4 further bedrooms • 4 further bathrooms

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

Garage block with secure lock-up and double car port • log store • dog kennel • greenhouse

Gardens and grounds • woodland • 2 paddocks

In all 8.6 acres

For Sale Freehold

Blenkin
& Co

ESTABLISHED 1992

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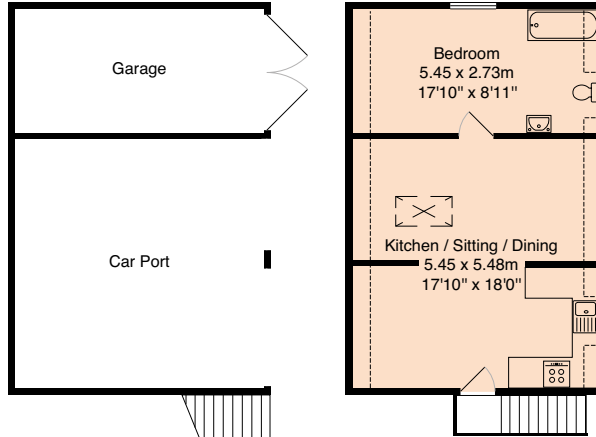
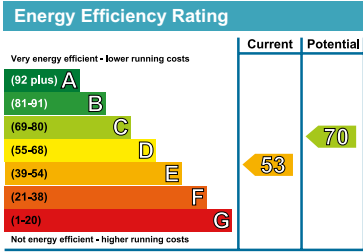
Approximate Gross Internal Floor Area

Main House - 381 SQ M / 4101 SQ FT

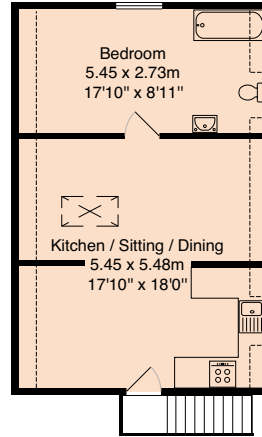
Annexe - 45.4 SQ M / 489 SQ FT

Total - 472 SQ M / 5081 SQ FT

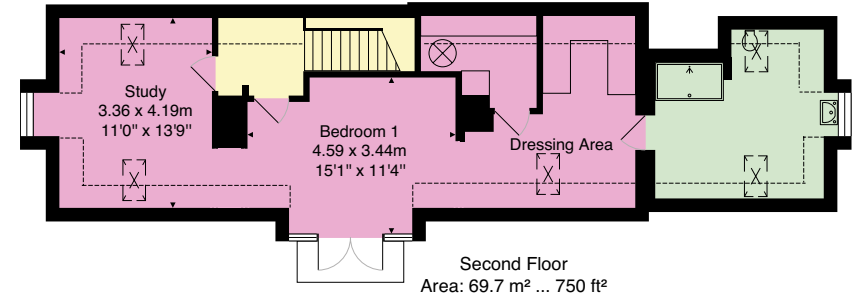
For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



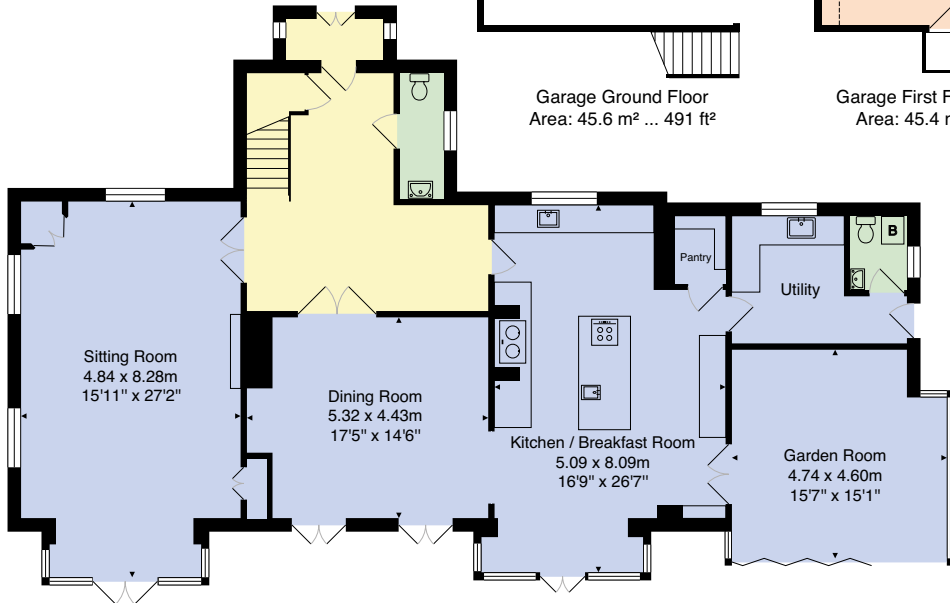
Garage Ground Floor
Area: 45.6 m² ... 491 ft²



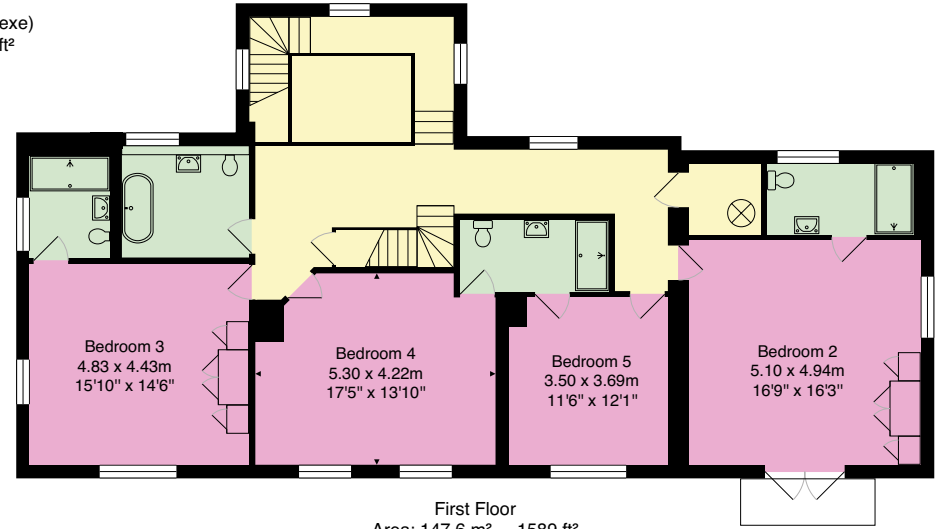
Garage First Floor (Annexe)
Area: 45.4 m² ... 489 ft²



Second Floor
Area: 69.7 m² ... 750 ft²



Ground Floor
Area: 163.7 m² ... 1762 ft²



First Floor
Area: 147.6 m² ... 1589 ft²

City

Country

Coast



Few country houses enjoy such an impressive approach and rural setting, gently elevated to command sweeping views across the gardens and countryside beyond. Dating from the mid-20th century and subsequently extended, Lea Close is well suited to modern family living, with generous room proportions, a flowing layout and a strong emphasis on indoor-outdoor connection.

All principal rooms benefit from a southerly aspect over the gardens, including the bedroom suites on the upper floors, which open onto balconies taking full advantage of the rolling landscape. A garage block with an annexe above, formal gardens, railed paddocks, and attractive mixed woodland - extending to more than eight acres and bordering open fields and the parkland of Brandsby Hall - complete the picture.

- Outstanding country house on the edge of Brandsby
- Extending to over 4100 sq ft arranged over 3 floors, plus annexe
- Principal rooms all face south over the gardens
- 3 reception rooms, 5 bedrooms, 5 bathrooms
- Outstanding far-reaching views
- 1-bedroom flat above the garage – 489 sq ft
- Detached garage block with secure lock-up and 2 parking bays
- Tranquil location with no immediate neighbours
- Howardian Hills AONB countryside
- Convenient for Easingwold and York



Tenure: Freehold

EPC Rating: E

Council Tax Band: H

Services & Systems: Mains electricity and water. Oil 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

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.



Designed in a timeless style with elegant cornicing, tall sash windows, and a particularly fine staircase with a polished handrail, this distinguished residence is beautifully appointed throughout with the kitchen and bathrooms finished to a notably high specification. Well-proportioned reception rooms are linked by wide doorways and flow seamlessly onto the sunny garden terrace, creating a layout ideally suited to entertaining family and friends.

The kitchen/breakfast room is an exceptional family space, featuring a handmade kitchen with an island unit incorporating a breakfast bar, induction hob and wine fridge. Granite worktops, integrated appliances and an electric Aga are complemented by a north-facing pantry and a large utility room. A box bay with French doors to the garden floods the room with natural light and provides an ideal setting for family dining.

Louvred bifold doors open into the dining room, a space characterised by classical symmetry and centred on a pair of French doors leading out to the garden terrace.

The sitting room is triple aspect and spans the width of the house, with a JetMaster wood-burning stove set within a handsome fire surround providing a focal point. There is a corner drinks cabinet with basin, and French doors within a box bay open onto the garden.

Connected via double doors from the kitchen is the garden room with underfloor heating, a light-filled space illuminated on four sides with wall-to-wall bifold doors opening onto the terrace, shaded by a remote-controlled canopy.





The galleried first floor landing echoes the generous hallway below and both are illuminated by a tall picture window overlooking the tree-lined drive and woodland. It gives access to four double bedrooms, two en suite, with the remaining two served by a Jack and Jill shower room. The principal bedroom on the first floor features bespoke, built-in, mirrored wardrobes and glazed doors opening onto a wide balcony enclosed by a glass balustrade. Two bathrooms have underfloor heating, and the house bathroom includes a freestanding bath and floating vanity unit.

The top-floor bedroom suite is truly magnificent, spanning the entire floor and enjoying a triple aspect. Doors open onto a balcony with far-reaching views across the gardens and paddock to the rolling countryside. The suite is well arranged, with a dressing area and bathroom to one side and a study/gym to the other.

Outside

Electric gates set within a stone wall open to a long gravelled drive flanked by sweeping lawns scattered with mature trees, leading to the garage and a turning circle in front of the house, centred by a magnificent olive tree encircled by box hedging.





The garage block, of timber and pantile construction, comprises two open bays and a secure lock-up for the garden machinery, with power and lighting. External steps ascend to a self-contained annexe with two dormer windows and good ceiling height beneath exposed beams and trusses, incorporating a kitchen/living room and bedroom/bathroom.

An expansive paved terrace, with areas of inset composite decking, spans the rear elevation, providing an ideal setting for outdoor entertaining and enjoying the sunny aspect across the gardens. Sweeping lawns are interspersed with established trees, clipped shrubs and colourful perennial borders. A vegetable garden with four raised beds lies to the eastern side, while a greenhouse occupies the western corner.



Several outside taps are positioned around the house, and a five-bar gate provides secondary access from the lane.

The large paddock (1.72 acres) is enclosed by post and rail fencing and is accessed via a five-bar gate with a further gate at the far end. On the other side of the lane lies a further, small railed paddock as well as a corner of scrubland.

The mature mixed deciduous woodland is a delightful component of the land that surrounds the house and extends to four-and-a-half acres. It is crossed by a meandering pathway and fully enclosed on the property boundary by wire fencing.



Environs

Brandsby lies south of the North York Moors and within the beautiful countryside of the Howardian Hills where the Vale of York gives way to undulating, wooded terrain. The social hub of this small rural village is the community hall and there is also The Stall at Brandsby selling bakery good and other home produce. A fine selection of renowned dining pubs lies within easy reach including the Durham Ox at Crayke and The Abbey Inn at Byland, as well as three Michelin Starred establishments in the villages of Hovingham, Oldstead and Harome.

The nearby Georgian market town of Easingwold provides a good range of everyday amenities. En route to York, Stillington offers a village store, pubs, primary school, doctor's surgery and sports facilities. York and its railway station are within comfortable driving distance, while Leeds Bradford Airport can be reached within the hour.

Both private and state schooling are well catered for, with Ampleforth College close at hand and Cundall Manor School and a range of York schools also within easy reach.

Directions

Lea Close lies half a mile outside the village towards Brandsby Hall. From the village, head east on Town Street, take the first right hand turn down a single-track lane flanked by post and rail fence. The drive is the first on the left.

What3words: ///beauty.retrieves.grapes

Viewing

Strictly by appointment.



ESTABLISHED 1992



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