

BRACKENCLIFFE

Terrington, Malton, North Yorkshire



BRACKENCLIFFE

Single storey house in half an acre, enjoying an elevated position with far reaching views, privately situated on the edge of a charming village

*Hovingham 4 miles • Malton 8 miles • Helmsley 12 miles
York 15 miles*

Hallway • walk-in cloaks cupboard • open plan studio • dining room and sitting room • kitchen/breakfast room • utility room

Principal bedroom with en suite bathroom • 3 further bedrooms • house bathroom

Detached garage • drive • parking area

Gardens and grounds

In all half an acre

For Sale Freehold

Blenkin
& Co

ESTABLISHED 1992

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Energy Efficiency Rating

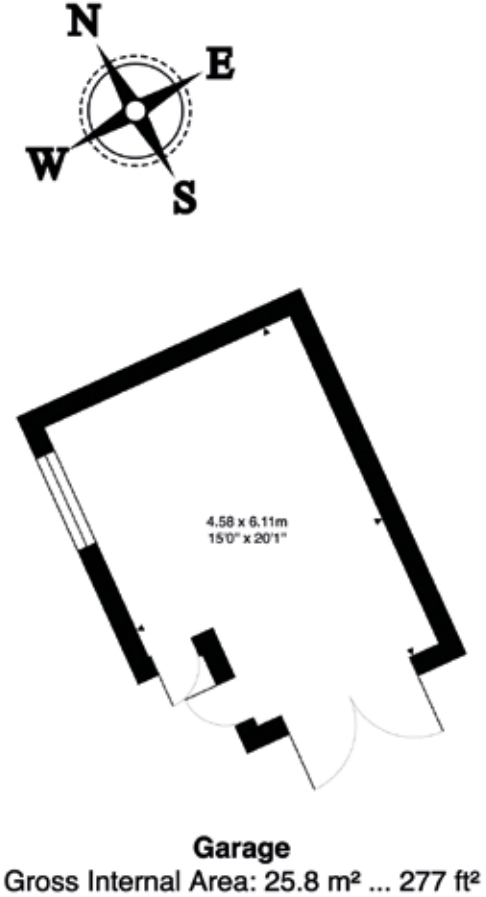
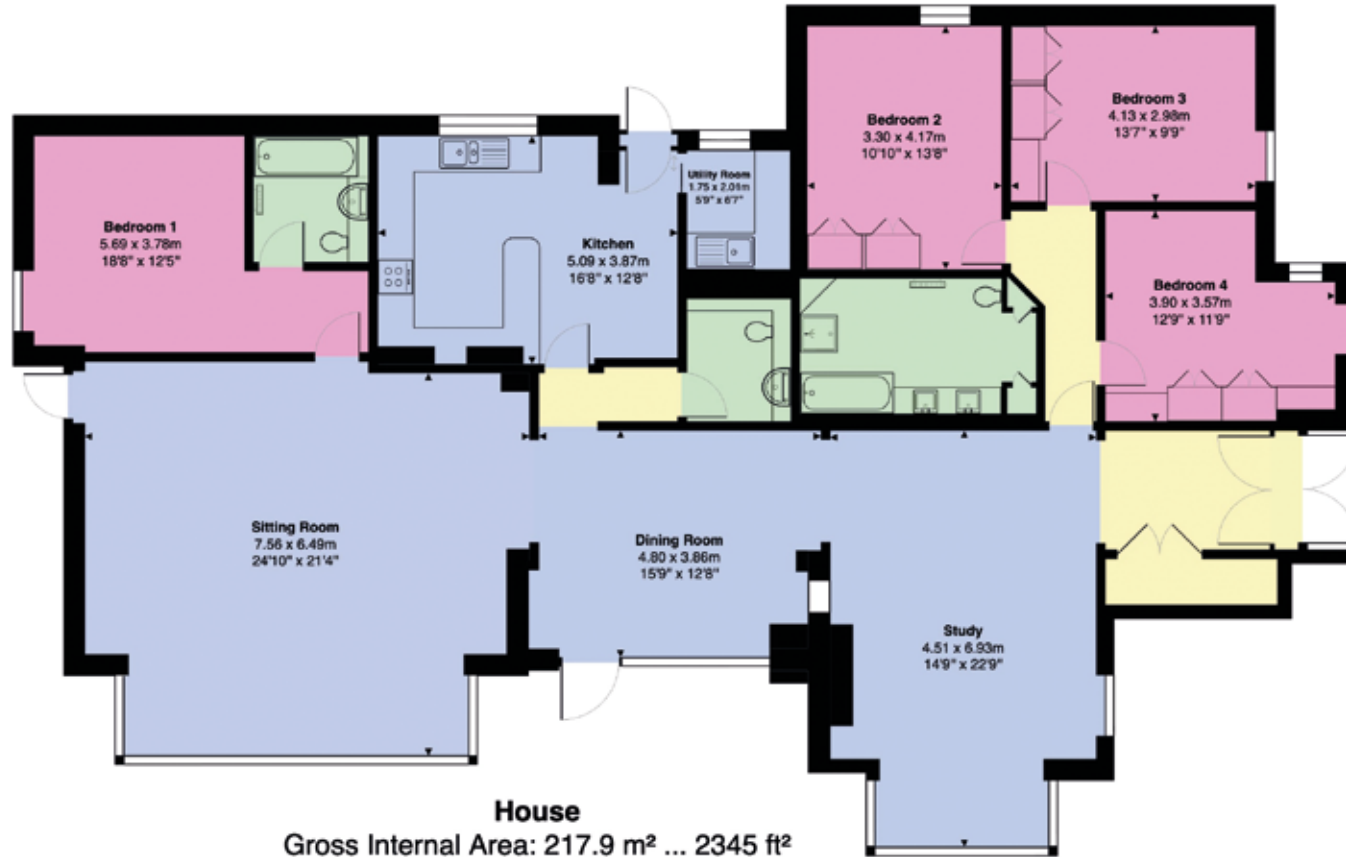
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	58
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Brackencliffe, Cliffe Lane, Terrington, Malton, North Yorkshire YO60 6QB

Approximate Gross Internal Floor Area

2622 SQ FT / 243.6 SQ M

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



City

Country

Coast

Brackencliffe occupies a commanding, hill-top position on the edge of this highly desirable village within the Howardian Hills. Originally built in the 1960s and extensively rebuilt to an exacting specification around twenty years ago, this exceptional single-storey home extends to more than 2,500 sq ft.

Designed to maximise its enviable south-facing aspect, the property enjoys far-reaching panoramic views across open countryside towards the Yorkshire Dales, beautifully framed by floor-to-ceiling glazing along the southern elevation. Elegantly appointed throughout, the house offers versatile, accessible accommodation ideally suited to modern living.

Approached via a long private driveway, Brackencliffe is set within extensive landscaped gardens that surround the property, carefully designed to enhance privacy while making the most of the spectacular setting and views.

- Detached single storey property in 0.5 acres
- Versatile accommodation of more than 2500 sq ft
- Beautifully appointed throughout
- Elevated hill-top setting with panoramic countryside views
- Private landscaped gardens and grounds
- Garage and parking for multiple vehicles
- Ideal lock-up-and-leave property
- Sought-after village within the Howardian Hills (AONB)
- Convenient for Malton and York



Tenure: Freehold

EPC Rating: E

Council Tax Band: E

Services & Systems: Mains electricity, water, drainage. LPG central heating and underfloor heating throughout. Fully alarmed.

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.



Brackencliffe is an accessible bungalow designed with adaptability in mind, featuring wide entrance doors, open-plan living spaces and step-free accommodation

The front door with mirrored, one-way privacy glass opens to a hallway with a walk-in cloaks cupboard housing the electric meter and alarm.

At the heart of the home is an impressive open-plan living space extending to approximately 60 ft, framed by floor-to-ceiling glazing with projecting bays that open onto an elevated terrace, designed to capture one of the finest panoramas in the region. Currently arranged as a sitting room, dining area and a studio with a gas fireplace, the space is flooded with natural light from the south, east and west elevations.

Positioned behind, the kitchen/breakfast room enjoys views across the rear garden framed by a flowering cherry tree. The kitchen is fitted with a breakfast peninsula, Carrara marble worktops, integrated appliances and space for an American-style fridge freezer, with an adjoining utility/laundry room beyond.

The bedrooms are all positioned to the rear of the property, each enjoying views over the gardens. The cluster of three bedrooms are fitted with wardrobes and are served by a beautifully appointed house bathroom featuring full tiling, a wet-room shower, bath, floating double vanity unit and fitted storage. The principal bedroom stands on its own and benefits from a west-facing aspect and a stylish en suite bathroom.



Outside

A long tarmac driveway, bordered by a retaining stone wall, clipped yews and planters, sweeps towards the house, passing a parking bay to one side and an expansive lawn with young orchard to the other, before arriving at the detached garage. The garage benefits from electricity and water supply and is partly screened by a trellis planted with buddleia, honeysuckle and quince.

Two secure wrought-iron gates provide access to the private gardens that envelop the house. To the front, a long shaped border planted with mature perennials runs alongside a mixed hedge, beyond which the garden and countryside beyond falls gently away. An elevated paved terrace creates an exceptional vantage point and alfresco entertaining area, directly accessible from the principal living space.

To the western side of the house is a further terrace, sheltered by a high wall adorned with colourful climbing plants and likewise accessed from the living area. The gardens continue around the property with stretches of lawn, terraces and mature hedging along the northern boundary, creating an exceptionally private setting.

At the front, concealed by the hedge lies an area of scrub and light woodland, accessed by steps and bordered by dwarf conifers - this forms the southern boundary of the property.





Environs

The village enjoys a strong sense of community and offers a wide range of amenities including a doctor's surgery, local shops, tearoom, Grade I listed church and village hall hosting regular social events, including a popular pop-up pub. Recreational facilities include tennis courts, pickleball, a bowling green and football pitch, while outstanding countryside walks can be enjoyed directly from the doorstep.

Excellent schooling options are available nearby, including Terrington Hall School and Ampleforth College. The market town of Malton provides rail services to York, Leeds, Manchester and beyond, with London accessible from York Railway Station in under two hours.

Castle Howard is close by, with its renowned farm shop, café and garden centre, while the historic city of York is within comfortable driving distance, approximately half an hour away.

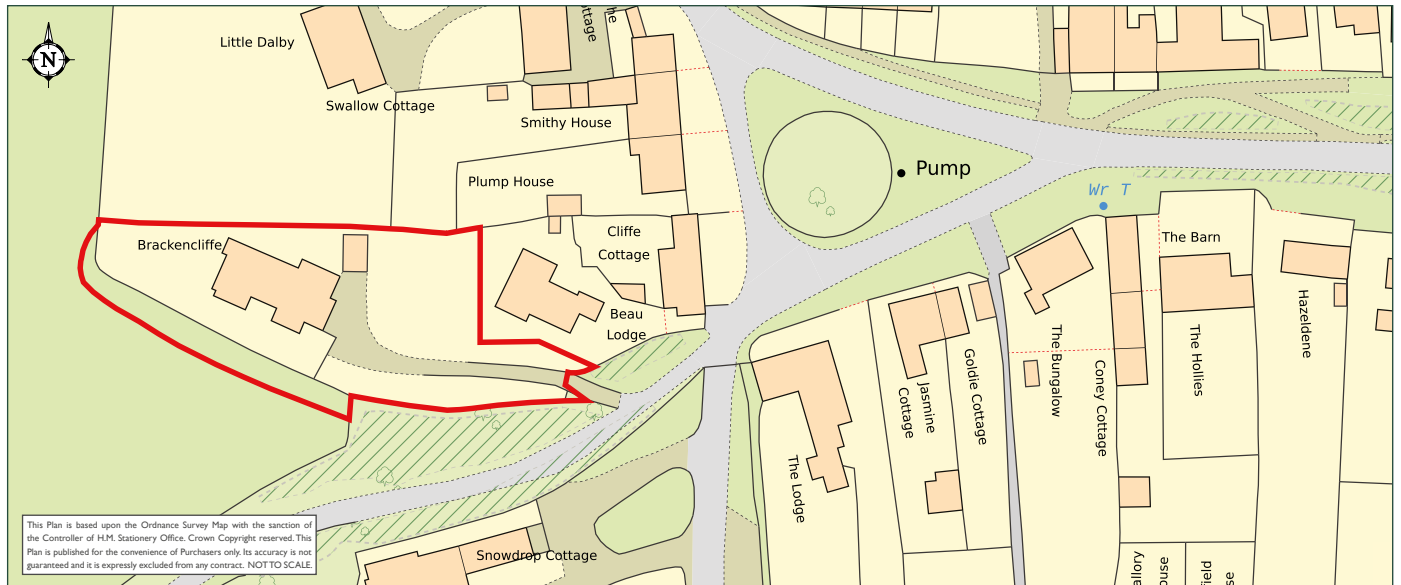
Directions

The property can be found towards the top of the village, the only property on the right hand side down Cliffe Lane.

What3words: ///chairs.trophy.floating

Viewing

Strictly by appointment.



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:** May 2026. Brochure by wordperfectprint.com



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