



BECKSIDE HOUSE

Gilling East, York

BECKSIDE HOUSE

Outstanding detached village house and outbuildings within generous, landscaped gardens

*Helmsley 5 miles • Easingwold 8 miles • Malton 12 miles
York 16 miles*

Entrance and staircase hall • cloakroom • drawing room • kitchen/living/dining room

Principal bedroom with en suite bathroom • 2 further bedrooms • bedroom 4/sitting room • house bathroom

Detached garage • boot room with separate wc

Gated parking • traditional garden outbuildings/stores • greenhouse • garden shed

Landscaped gardens

In all 0.35 acres

For Sale Freehold

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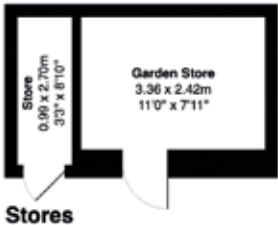
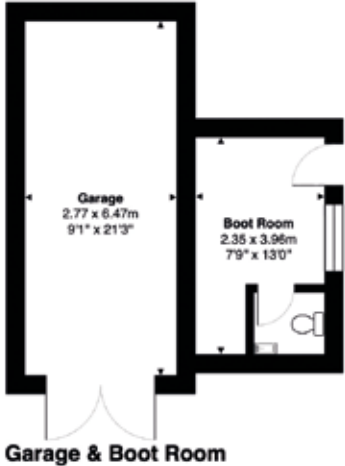
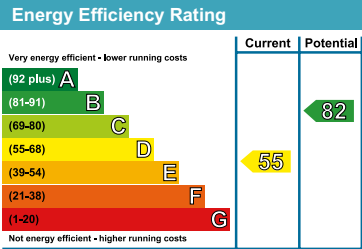
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Beckside House, Main Street, Gilling East, York YO62 4JH

Approximate Gross Internal Floor Area
House: 2,099 SQ FT / 194. 9 SQ M
Garage & Boot Room: 308 SQ FT / 28.6 SQ M
Stores: 121 SQ FT / 11.3 SQ M
Total: 2,528 SQ FT / 234.8 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

Beckside House occupies a third of an acre of beautifully landscaped gardens in the heart of Gilling East, one of the most sought-after villages within the Howardian Hills. Set in an elevated position, the house is within earshot of the church bells, enjoying views of the church tower and the wooded hills that frame the village.

The house and its range of ancillary outbuildings have recently undergone an extensive renovation, with every part of the property considered and renewed, complemented by the remodelling of the gardens, terraces and external spaces. The result is a light-filled house that combines the character of a traditional country home with contemporary fixtures, fittings and services. Thoughtful

design, carefully chosen materials and a high standard of workmanship throughout create a home that is ready to enjoy from the outset.

- Detached village house set within a third of an acre
- Over 2000 sq ft of accommodation arranged over 2 floors
- Extensive, recently completed renovation of the highest quality
- Bespoke kitchen, bathrooms and internal joinery
- Private, landscaped gardens with woodland, bordering open countryside
- Gated drive, garage, boot room and outbuildings
- Prime Howardian Hills village with amenities
- Close to Ampleforth College



Tenure: Freehold

EPC Rating: D

Council Tax Band: F

Services & Systems: Mains electricity, water, drainage. Oil central heating. Security alarm.

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.





The renovation carried out by the current owners includes a new roof on the house and outbuildings with the stone elevations repointed and cleaned, returning the house to its original splendour. Internally, a new oak-framed orangery provides a light-filled connection between the inside and outside, while warm limestone flooring from Mandarin Stone of Harrogate runs throughout the ground floor, complemented by underfloor heating. The kitchen and bathrooms have been newly designed and fitted, alongside bespoke internal and external doors and hardwood slimline double-glazed windows. Behind these visible finishes, the house has been comprehensively renewed, with new electrical and plumbing systems, including an oil-fired boiler. The interiors have been redecorated in a restrained palette of Farrow & Ball colours.

The kitchen, dining and living space extends into the oak-framed orangery, where a wall of west-facing windows and wide-opening double doors bring the garden and terrace into the heart of the house. The bespoke, custom-made kitchen has been designed equally for everyday use and entertaining, centred around a substantial island with breakfast bar. An illuminated pantry cupboard and drinks and a cocktail dresser provide useful storage, while a four-oven electric AGA forms the principal cooking range. Bosch integrated appliances, a Shaws twin-bowl sink positioned beneath a window overlooking the village, and quartz worktops and splashbacks complete the room.

A separate utility and laundry room continues the same cabinetry and worktop specification, with a sink beneath a west-facing window.



Spanning the full breadth of the house, the drawing room is triple aspect, drawing in light from the south, west and east. A window seat looks across to a magnificent ornamental cotinus in the front garden, while French doors open west onto the rear terrace and gardens. A Burley wood-burning stove provides a simple focal point to the room.

A generous light-filled central landing provides ample space for a study or sitting area and leads to four double bedrooms, each enjoying a fine outlook. The principal bedroom benefits from both south- and west-facing light and has an en suite bathroom, also with view across the garden. Bedroom 4 is currently used as a sitting room: a beautifully proportioned, double-aspect room with views along the street towards the Fairfax Arms. It offers considerable flexibility as either a fourth bedroom or an additional reception room. The main house bathroom is fitted with a bath with shower over and a basin set within a bespoke vanity unit.

Outside

Beckside has beautifully landscaped gardens and grounds that rise gently behind the property into a wooded area. Paved terraces and a generous expanse of level lawn provide are framed by mature trees, established borders and specimen planting. A magnificent weeping willow forms a striking centrepiece, while a series of terraces and dedicated seating areas are positioned to make the most of views towards the surrounding countryside and church tower.

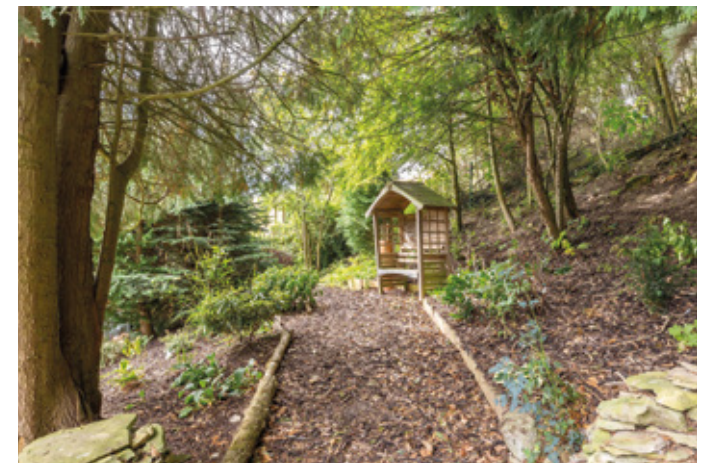


A path meanders upwards through the wooded garden, passing an arbour and a further area designed for quiet reflection with a fine outlook back down towards the house. At the far boundary, a garden gate provides direct access to open countryside.

At the front, the house is discreetly set back behind a stone wall and mature beech hedge, with an attractive front garden lined with lavender. A garden gate and path leads to the main entrance. From the village street, electric gates cross the beck and open onto a gravelled turning and parking area in front of the detached garage.

Adjacent to the garage, and accessible from the rear, is a superb, fitted boot room, a versatile space with a separate wc.

The wraparound gardens and grounds are secure and dog-proof. They have been landscaped with new fencing and sandstone paths, with external taps extending throughout the garden along with motion-sensor and timed external lighting.



Environs

Gilling East is a charming village nestled in the Howardian Hills with a thriving fine-dining country inn, The Fairfax Arms, a handsome medieval church with Saxon origins and a village green. The village hall fosters a strong sense of community and hosts summer fairs, village festivals, community markets, model railway events and concerts.

The nearby town of Helmsley with its historic market square offers a wider range of amenities. Ampleforth College is situated in the neighbouring village whilst further independent schools are within comfortable reach, including Terrington Hall School, Queen Mary's School and the leading independent schools in York. The city of York is some 40 minutes' drive away with its mainline railway station offering a regular service to London Kings Cross in under two hours.

Directions

Heading through the village in a southerly direction, passing the pub on the right and the church on the left, Becksides is on the right, immediately beyond the church.

What3words: ///dairy.commutes.sleeps

Viewing

Strictly by appointment.



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