

LYTEL GARTH

Keldholme, Kirkbymoorside, York



LYTEL GARTH

Attractive smallholding comprising a house, outbuilding and land - on the outskirts of Kirkbymoorside

*Helmsley and Pickering 6 miles • Malton 12 miles • Thirsk 21 miles
Yorkshire coast 24 miles • York 27 miles*

Galleried dining hall • cloakroom/wc • sitting room
• kitchen/breakfast room • ground floor bedroom with en suite bathroom

Principal bedroom with en suite bathroom • 2 further bedrooms • house bathroom • study • 2 stores

Integral double garage

Greenhouse • brick store • detached outbuilding

Front and rear gardens • driveway parking • 2 railed paddocks

In all 8.18 acres

For Sale Freehold

Blenkin
& Co

ESTABLISHED 1992

Priestley House, 36 Bootham
York, YO30 7BL

sales@blenkinandco.com
01904 671672

blenkinandco.com

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Lytel Garth, Keldholme, Kirkbymoorside, York, YO62 6ND

Approximate Gross Internal Floor Area

House: 2,792 SQ FT / 259.1 SQ M (Excluding garage, void)

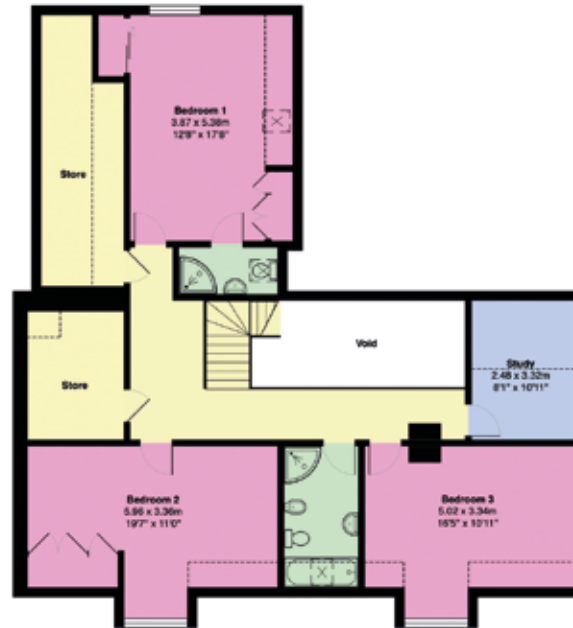
Outbuilding: 2,234 SQ FT / 207.6 SQ M

Total: 5,026 SQ FT / 467.0 SQ M (Including garage, excluding void)

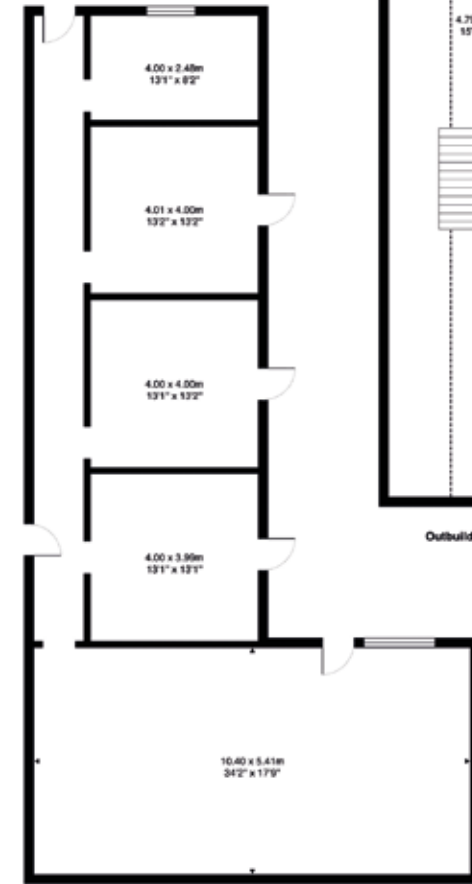
For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



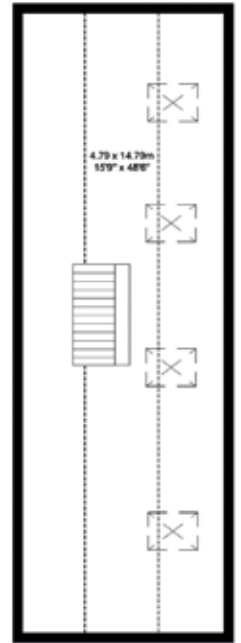
House Ground Floor



House First Floor



Outbuilding Ground Floor



Outbuilding First Floor

City

Country

Coast



Lytel Garth is an exceptional rural property comprising a substantial detached dormer bungalow, a versatile two-storey outbuilding and two paddocks extending to over eight acres, bordering open countryside. Offering a range of lifestyle opportunities, the property is ideal for equestrian use, smallholding ventures or organic production. The dormer bungalow is thoughtfully designed, including a ground floor bedroom suite, while the adjoining outbuilding extends to more than 2,300 sq ft and provides significant potential for a variety of uses.

- Substantial detached dormer bungalow of nearly 2900 sq ft arranged over 2 floor
- Ground floor bedroom suite, practical and versatile layout with ample storage
- Over 8 acres of gardens, paddocks and grazing land
- Large adaptable outbuilding with potential for development (subject to planning)
- Secure parking, double garage and workshop
- Equestrian potential with stabling and paddocks behind the house
- Attractive rural views and bordering open countryside
- Kirkbymoorside close by and midway between Helmsley and Pickering
- No onward chain



Tenure: Freehold

EPC Rating: C

Council Tax Band: F

Services & Systems: Mains electricity, water and gas. Gas central heating. Wet underfloor heating throughout the ground floor, zoned. Private drainage updated 2021. Upstairs

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

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.



Over the past 18 months, Lytel Garth has been extensively renovated and updated, with underfloor heating installed throughout the ground floor supported by radiators on the first floor, and the kitchen and bathrooms beautifully appointed with contemporary fittings.

The main rear entrance opens into an impressive double-height dining hall with a seating area and galleried landing - an appealing living space ideal for entertaining.

The adjacent kitchen/breakfast room features a central island with breakfast bar, extensive cabinetry and integrated appliances, complemented by a utility/laundry room providing walk-in storage, a sink, and direct access to the garden.

The sitting room enjoys a dual aspect with full-height doors opening to the south-facing patio and a handsome fireplace with marble hearth. The ground floor bedroom suite currently serves as a games room, providing optional living/bedroom space.

A staircase with glass balustrade rises to the galleried landing, giving access to all first-floor bedrooms and bathrooms. The principal bedroom suite, located on the eastern wing, is privately positioned and enjoys far-reaching views across the paddocks and countryside. It features built-in wardrobes, eaves storage and a well-appointed en suite shower room. Two further double bedrooms, each with fitted storage, are served by a family bathroom with contemporary fittings. A study and additional store room complete the first floor.



Outside

The property is approached through electric gates onto a gravel drive, which leads to a five-bar gate providing access to the paddocks. A block-paved driveway and parking area sit in front of the double garage, which has electric up-and-over doors, power, and lighting.

A natural stone and pantile outbuilding, positioned on the north-west corner close to the house, comprises four stables, a large workshop, and a versatile vaulted upper floor extending some 46 ft. With water and electricity connected, the outbuilding offers potential for a variety of uses, including scope for residential development, subject to planning consent.

The two adjoining paddocks are well-drained and maintained, and enclosed with post-and-rail fencing, making them ideally suited for equestrian or grazing purposes.





Environs

Lytel Garth is situated on the eastern fringe of Keldholme, a small hamlet alongside the river Dove, on the outskirts of Kirkbymoorside and close to the A170 Thirsk–Scarborough Road, on the edge of the North York Moors.

Kirkbymoorside is a traditional market town offering a good range of shops and amenities including a weekly market, primary school, sports clubs, and an 18-hole golf course. Ryedale School, rated Outstanding by Ofsted, is just four miles away, with independent school options available at Terrington and Ampleforth.

The thriving market towns of Helmsley and Pickering lie approximately six miles from the property. Malton Railway Station on the TransPennine Route, with a direct connection to York, is a half-hour drive, while the East Coast Main Line runs from Thirsk, with trains from York reaching London Kings Cross in under two hours. International airports include Leeds Bradford and Manchester, offering convenient national and international connections.

Directions

From the A170 take the turning signposted Keldholme, and Lytel Garth can be found some 200 metres down on the right hand side.

What3words: ///potential.liberty.reviews

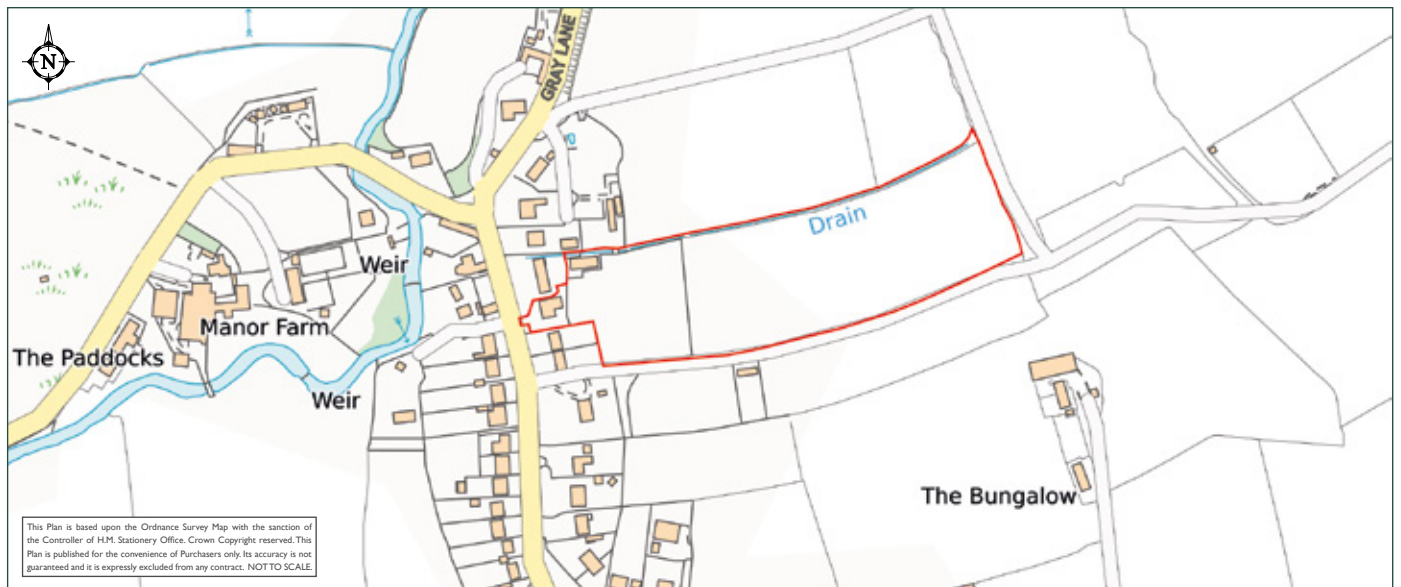
Viewing

Strictly by appointment.

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