

THE OLD GRANARY

Pasture Lane, Hovingham, YO62 4JT



THE OLD GRANARY

Characterful stone barn conversion in a sought-after village, with south-facing garden and adjoining garage

Malton and Helmsley 8 miles • Easingwold 10 miles • York 16 miles

Entrance and staircase hall • sitting room • kitchen/dining room • utility room • cloak-room/wc

2 double bedrooms • 2 en suite bathrooms

Adjoining garage • gated driveway parking

Front garden • enclosed south-facing rear garden

For Sale Freehold

Blenkin
& Co

ESTABLISHED 1992

Priestley House, 36 Bootham
York, YO30 7BL
sales@blenkinandco.com
01904 671672

blenkinandco.com

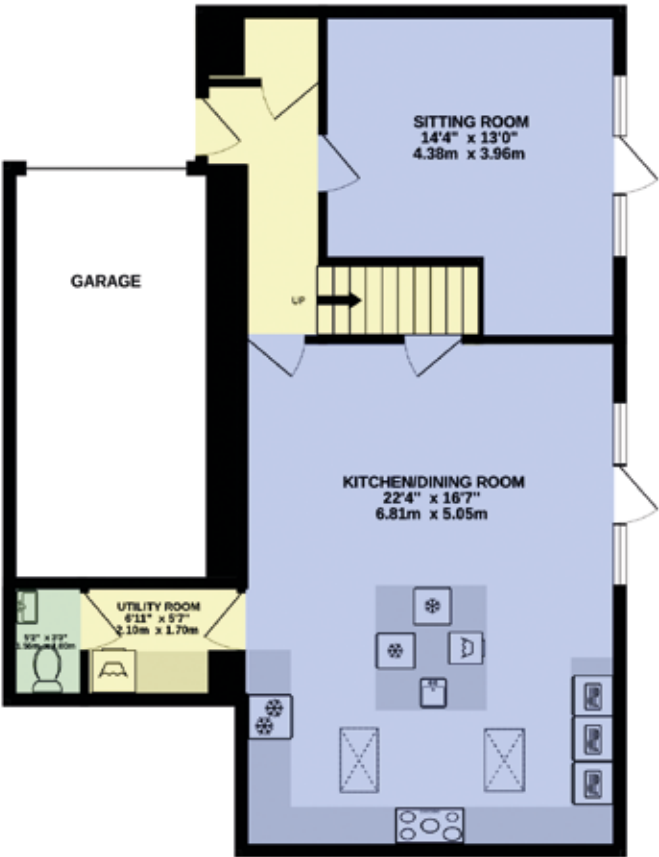
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Approximate Gross Internal Floor Area

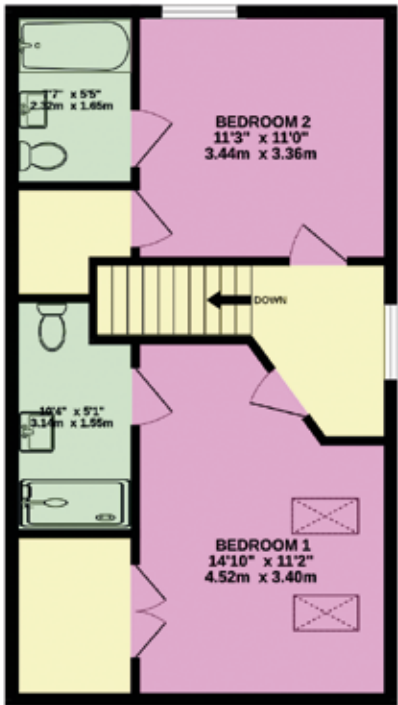
1 164 sq. ft (108. 1sq. m)
(excluding garage)

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

Ground Floor
665 sq.ft (61.8sq.m.) approx



1st Floor
499 sq.ft (46.3 sq.m.) approx



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

City

Country

Coast

The Old Granary is an attractive stone barn conversion occupying a tucked-away position on Pasture Lane, close to the heart of this highly regarded Estate village. Imaginatively converted, the property combines the character of the original building with light, con-temporary accommodation and enjoys the particular benefit of a strong connection to its south-facing garden. A private driveway and adjoining garage provide useful parking and storage. The Old Granary is particularly well placed for enjoying village life, with Hovingham's wide range of amenities within easy walking distance.

- Appealing stone barn conversion in a sought-after village
- Approximately 1164 sq ft arranged over 2 floors
- Generous kitchen/dining room opening directly onto the garden
- 2 double bedrooms and 2 en suite bathrooms
- Enclosed and private south-facing rear garden
- Adjoining garage and private off-street parking
- Beautifully preserved Estate village in the Howardian Hills
- Range of village amenities within strolling distance
- Situated between Malton and Helmsley, convenient for York



Tenure: Freehold

EPC Rating: C

Council Tax Band: E

Services & Systems: All mains services. Ground source heat pump. Zoned heating.

Fixtures & Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Local Authority: City of York Council www.york.gov.uk Conservation Area

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 Old Granary has the distinctive character of a traditional stone agricultural building, with brick-edged arched openings and a pantile roof, whilst internally the conversion has created bright, spacious and highly practical accommodation.

At the heart of the property is a generously proportioned, open-plan kitchen/dining room offering plenty of space for family get-togethers, everyday living and entertaining. A broad arched glazed doorway opens directly onto the south-facing terrace and garden.

The fitted kitchen incorporates a substantial circular breakfast island with inset sink together with integrated appliances including triple ovens, an electric hob, dishwasher and wine cooler.



Twin rooflights bring additional natural light from above, while an exposed timber beam lends character to the otherwise contemporary interior. The adjoining utility room provides further practical space and incorporates a wc and basin.

The sitting room is well proportioned and features a glazed arch incorporating two windows and a door opening south, directly onto the garden terrace.

Two double bedrooms with vaulted ceilings benefit from their own en suite facilities. The principal bedroom suite has two rooflights and a walk-in wardrobe, together with a shower room. The second bedroom suite has a fitted walk-in cupboard and a bathroom. This arrangement is particularly convenient for guests or two-person living.



Outside

The Old Granary is set discreetly behind a stone wall with railings and small garden. A private brick-set driveway approaches the property and its adjoining single garage, providing useful off-street parking behind metal gates. The garage measures approximately 17'9" x 8'9" and has an up-and-over door.

To the rear is an appealing, south-facing garden, enclosed by stone walls lined with colourfully planted borders and climbers on three sides and a well-established hedge on the other. An area of lawn is accompanied by a broad paved terrace immediately adjoining the house.

Accessed directly from both the kitchen/dining room and sitting room, it provides a sheltered setting for summer dining and entertaining.

The combination of stone boundary walls, lawn and established planting gives the garden an attractive sense of enclosure and privacy.



Environs

Pasture Lane is a small private development situated behind the high street and linked to the heart of the village via a short footpath, providing convenient access to all of the local amenities. This historic Estate village, part of the Worsley family's estate, retains its timeless charm with a tumbling beck, open parkland, and a village cricket ground. Known for its strong sense of community, Hovingham boasts a village store, a superb artisan bakery with a Swedish influence, a Michelin-starred restaurant along with the Worsley Arms Hotel, a GP surgery and an active village hall/arts venue. The village also hosts a well-established monthly market and supports both cricket and tennis clubs.

Ideally situated in the Howardian Hills midway between Malton and Helmsley, Hovingham is also within easy reach of the historic city of York. The nearby market town of Malton offers rail connections to York and the East Coast Main Line. There are fine walks from the doorstep, and the North York Moors National Park lies within easy reach.

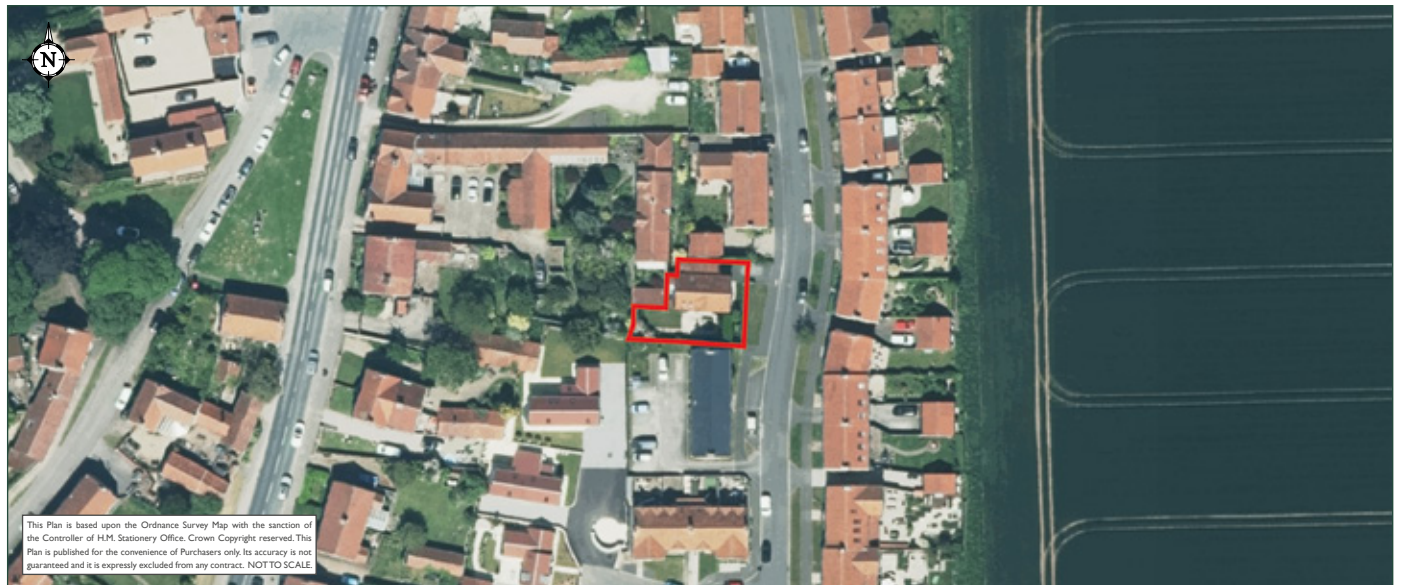
Directions

Turn into Pasture Lane and The Old Granary can be found just beyond the curve in the road on the left hand side.

What3words: ///shall.chuckling.trams

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:** October 2026. Some images may have been enhanced using artificial intelligence (AI); any such images will be clearly identified individually. Brochure by wordperfectprint.com



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