THE COACH HOUSE

Welham, Malton, North Yorkshire YO17 9QF



THE COACH HOUSE

Truly remarkable country residence, combining architectural distinction, extraordinary entertaining spaces and versatile accommodation, set within 3.3 acres, on the edge of Malton

Malton Railway Station 1.5 miles • York 18 miles • Yorkshire Coast 23 miles

Reception hall • cloakroom • 4 reception rooms • kitchen/living room • octagonal dining room • cocktail bar • utility/laundry room • boot room • plant room

Principal bedroom suite with dressing room and bathroom • 4 further bedrooms • 3 further bathrooms

Annexe: hall • cloakroom • kitchen dining room • sitting room • principal bedroom suite with bathroom and walk-in wardrobe • bedroom 2 • house bathroom

Double and single garage • store

Gardens and grounds

In all some 3.3 acres

For Sale Freehold

Blenkin & Co

ESTABLISHED 1992

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Approximate Gross Internal Floor Area

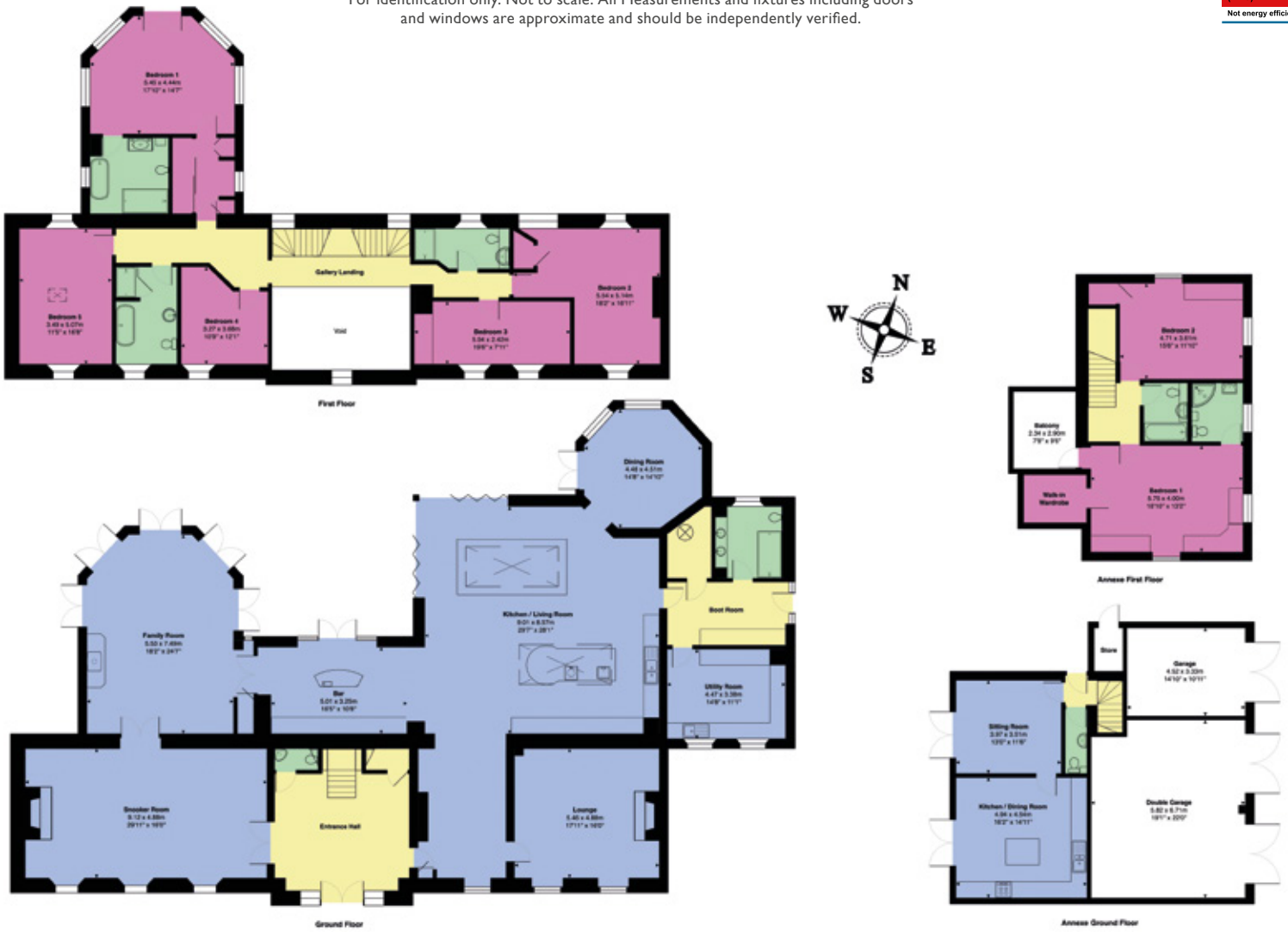
Main House: 5,147 SQ FT / 478.2 SQ M

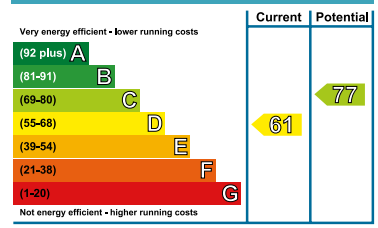
Annexe: 1,250 SQ FT / 116.2 SQ M

Garaging & Store: 600 SQ FT / 55.7 SQ M

Total: 6,997 SQ FT / 650.1 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

Discreetly situated within more than three acres of mature gardens and grounds, The Coach House is reached by a lengthy private drive, with open views to the south and Malton and Norton Golf Club adjoining the grounds. Dating from around 1750 and formerly part of the Welham Hall Estate, the original coach house has evolved into a substantial country residence. Its impressive symmetrical frontage where the limestone centrepiece is crowned by a bellcote and weathervane give little hint of the striking contemporary living spaces to the rear, where expansive glazing brings the garden into the heart of the house.

- Country house on the edge of town
- Secluded golf course setting
- Renovated principal house of nearly 5200 sq ft
- Detached and self-contained annexe of 1250 sq ft
- Three garage bays, extensive parking and gated circular forecourt
- Mature, landscaped gardens and grounds of 3.3 acres
- Malton Railway station approximately 1.5 miles
- Superb range of local amenities, with York just 18 miles away
- Bordering the Yorkshire Wolds and Howardian Hills



Tenure: Freehold

EPC Rating: D

Council Tax Band: G

Services & Systems: Mains electricity and water. Ground source heat pump system (Ecogeo B1 5–22), providing energy-efficient central heating and underfloor heating to key areas of the home. Annexe – oil central heating. The property has 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.









Under the current ownership, The Coach House has undergone a remarkable transformation, evolving from a comfortable country home into a striking, individually designed residence of exceptional quality. An ambitious programme of extension, renovation and refurbishment has reimagined the property for contemporary living, with beautifully crafted interiors, impressive architectural additions and meticulous attention to detail throughout. The works have included a new roof, replacement windows and damp-proofing, while period fireplaces, exposed timbers and cast-iron column radiators sit comfortably alongside bespoke joinery, luxurious finishes and a carefully considered lighting scheme.

An impressive arched entrance, framed in the stone façade and incorporating fanlight glazing, opens into the reception hall where a vaulted ceiling and exposed timber trusses recall the building's origins. A finely crafted oak split staircase rises to the galleried first-floor landing, giving great height to this central space. Behind, the house opens out into a series of light-filled living spaces overlooking the gardens where tall arched windows, French doors and full-height bifold doors draw in natural light and create a seamless connection with the garden terrace.

The kitchen/living room is the architectural centrepiece of the modern extension. Cantilevered bi-fold doors retract on two sides to leave a completely open corner overlooking the terrace and lawns. Beneath the large roof lantern, a walnut-framed sunken seating area creates an intimate place to gather, set within the generous open-plan living space. Porcelain-tiled flooring with underfloor heating continues through the adjoining bar, hall and dining room; motorised blinds provide comfort after dark.



Designed and installed by The Handmade Kitchen Company, the kitchen combines two-tone Shaker cabinetry, two pantry cupboards, quartz work surfaces and a substantial island incorporating a Champagne cooler within its circular breakfast bar. Specification ranges from a Quooker tap, Perrin & Rowe fittings and integrated Bora and AEG Signature appliances, including a coffee machine.

The distinguished octagonal dining room is framed by tall windows and French doors looking across the garden. Its vaulted ceiling is picked out by discreet LED cove lighting, lending definition to the unusual shape of the room.

A sumptuous, dedicated bar area also by The Handmade Kitchen Company evokes the atmosphere of an exclusive private members' club, with a sculptural black stone counter, elegantly upholstered bar frontage and bespoke dark cabinetry. A dual-zone wine fridge and separate beer refrigeration complete this exceptionally well-appointed entertaining space.

Glazed double doors open into the family room, an exceptionally light and gracious space with oak flooring and a wood-burning stove. Five sets of elegant arched French doors, arranged around the sweeping curve of the room and crowned by glazed fanlights, flood the interior with natural light and open onto the garden terrace.



















Positioned at the front of the house, the lounge is a generously proportioned yet intimate reception room, with ornate cornicing, two south-facing windows and a handsome stone fireplace housing a Stovax multi-fuel stove.

The snooker room is a handsome room of traditional character, with exposed ceiling beams, mellow timber flooring, an open fireplace with an ornate timber surround and traditional billiard lighting. Generously proportioned, it offers considerable versatility for alternative recreational uses.

In the eastern wing, a separate rear entrance leads into a fitted boot room and a ground-floor shower room. The utility room has bespoke cabinetry and integrated laundry facilities making this a practical complement to the main reception rooms.

The galleried landing serves five double bedrooms, each with a vaulted ceiling. The principal bedroom suite is particularly impressive, with a beautifully proportioned bedroom enjoying an abundance of natural light from its curved arrangement of windows and French doors opening to a Juliet balcony overlooking the gardens. A generous dressing room and luxurious en suite bathroom complete the suite, the latter featuring a freestanding bath, spacious walk-in rainfall shower, contemporary fittings and striking feature tiling. Exposed structural timbers lend character to several of the remaining bedrooms, which are served by further well-appointed bathrooms.







Outside

The long approach leads first to ample parking and three garage bays within the detached annexe building, before continuing through cast-iron electric gates to the gravelled forecourt and sunny paved terrace in front of the house. A spherical stone water feature forms its centrepiece and an EV charging point has been installed. Beyond, lawns extend around the house, enclosed in places by high brick walls and elsewhere by established hedges and mature trees. A five-bar gate opens to a grassed area, currently used for exercising dogs.

At the rear, an expansive porcelain-paved terrace runs along the rear elevation of the house, arranged for dining and outdoor seating and providing sun throughout the day. A broad flight of steps descends to sweeping lawns, punctuated by mature borders and specimen trees along with a row of apple trees. A winding path leads to a paved seating area encircled by structural planting, where a rotating spherical garden pod stands beside a monolithic water feature.



Annexe

This handsome brick and pantile building has been beautifully converted into a fine annexe offering 1250 sq ft of living space arranged over two floors. It provides outstanding ancillary accommodation for extended family and guests, fully updated with high specification fixtures and fittings. Characterised by well-proportioned rooms and large windows with a balcony giving views out across open countryside, its French doors open west onto a canopied, part-walled terrace with a lawned garden beyond.

Environs

The Coach House lies between the Yorkshire Wolds and the Howardian Hills, in a peaceful setting on the edge of Malton and Norton-on-Derwent. The area has a long association with horse racing and country pursuits, while the two towns provide an unusually broad range of everyday amenities.

Malton is particularly known for its independent shops, cafés and restaurants, artisan food producers and breweries, together with its popular food market. Local facilities include an M&S, community hospital, doctors' surgery, cinema, tennis, squash and padel courts, a reformer pilates studio and a leisure centre with pool and gym. Malton & Norton Golf Club is accessible via golf buggy, on foot or by car.


Annexe




Annexe


Annexe

The historic city of York is within easy reach, as are Terrington Hall school and Ampleforth College. Malton Railway Station provides direct services to the coast and to York, with onward connections to London Kings Cross as well as Leeds, Manchester/Airport, Liverpool and Edinburgh. The A64 gives straightforward access east and west, connecting with the A1(M) and the wider motorway network, while Leeds Bradford International Airport is approximately 50 miles away.

Beyond the immediate surroundings, the setting places some of North Yorkshire's finest landscapes and destinations close at hand: the historic city of York, the North York Moors, Castle Howard and Arboretum, the Yorkshire Wolds and the Heritage Coast are all readily accessible.

Directions

Take the private lane from the top of Welham Road and follow it for half a mile, turning right as signposted to The Coach House

What3words: Drive from Welham Road ///glows.perfectly.neatly, house ///fidelity.tastier.unopposed

Viewing

Strictly by appointment.





Blenkin & Co
ESTABLISHED 1992

The Yorkshires. Residential Real Estate Award Winner 2024

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