

BRECKENHOLME HOUSE

Scagglethorpe, North Yorkshire



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Superb, semi-detached house with garage, in a popular village close to Malton

*Rillington 1½ miles • Malton 3 miles • York 21 miles
Scarborough 19 miles*

Porch • entrance and staircase hall • cloakroom/wc • sitting room • kitchen/dining room • utility room

3 bedrooms • 2 bathrooms

Integral garage • off-street parking

Landscaped gardens

For Sale Freehold

Blenkin
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ESTABLISHED 1992

R&W

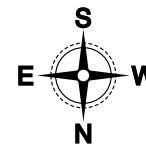
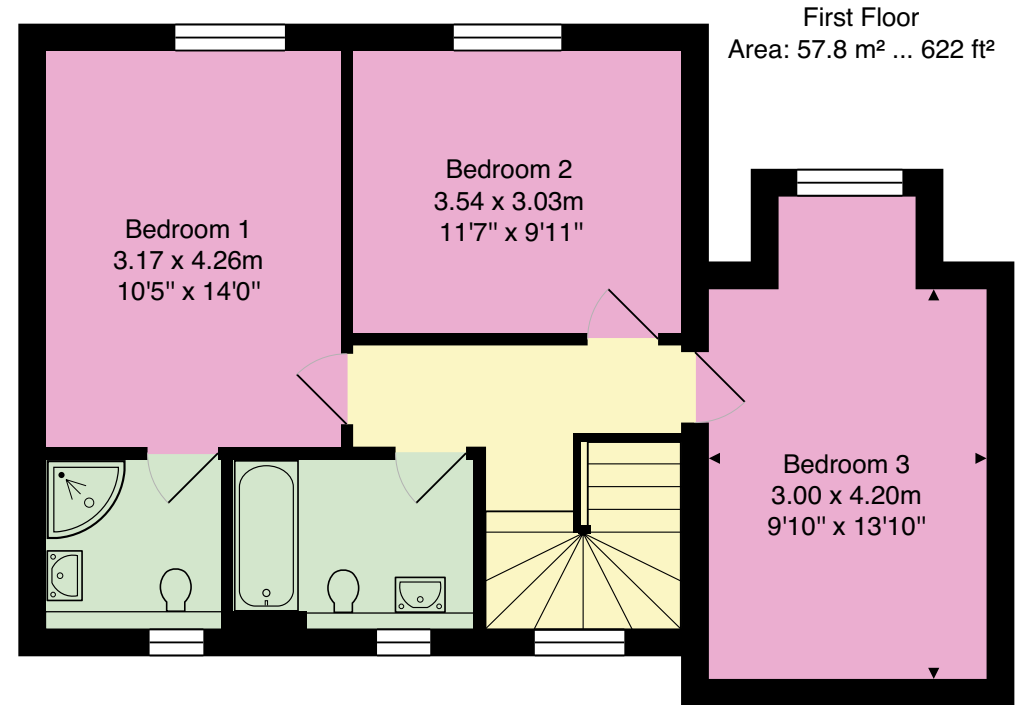
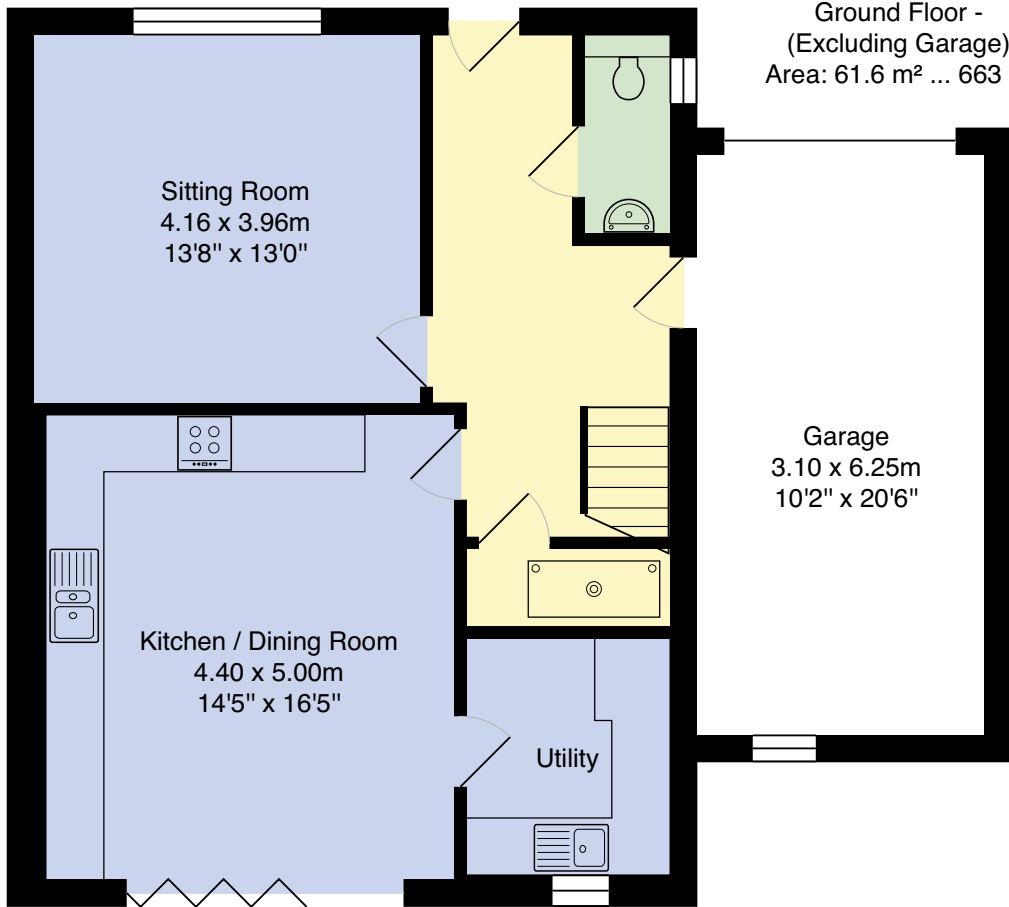
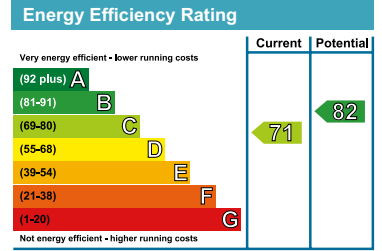
Breckenholme House, The Warrens, Scagglethorpe, North Yorkshire YO17 8FL

Approximate Gross Internal Floor Area

Main House - 119.4 SQ M / 1285 SQ FT - (Excluding Garage)

Total - 140.6 SQ M / 1514 SQ FT

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



City

Country

Coast

Breckenholme House is an attractive new-build residence within an exclusive boutique development on the edge of the village of Scagglethorpe, just three miles from the historic market town of Malton. The home balances contemporary style with day-to-day functionality and comes with a secure garage and gardens to three sides.

- Semi-detached new build house with an integral garage
- Over 1500 sq ft of beautifully designed space arranged across 3 floors
- Expertly built by Scothern Developments Ltd, a renowned Yorkshire construction firm

- High-tech home with Wi-Fi facilities built in and energy-efficient, designed for sustainability
- Landscaped garden on three sides
- Convenient village location, within walking distance of the local pub
- Superb accessibility - less than 10 minutes to Malton and 30 minutes to York and the coast

This semi-detached house is faced in brick under a pantile roof and features a thoughtful layout and some fine craftsmanship. At the front, its oak-framed porch is complemented by oak internal doors and oak kitchen worktops and stands.



Tenure: Freehold

EPC Rating: C, SAP rating: 75

Council Tax Band:

Services & Systems: All mains services. LPG gas central heating. High speed Fibre Optic Broadband. RJ45 Ethernet wall port/sockets next to 3 TV outlets.

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 open-plan kitchen/dining room offers a seamless connection between indoors and out with porcelain floor tiles running continuously onto the outside terrace, separated only by wide bifold doors. The Howdens kitchen features solid wood cabinetry and is fitted with premium AEG integrated appliances including a dishwasher, oven, microwave and an induction hob. The adjacent utility room/laundry room comes with a sink, a stacked black Samsung washing machine and a Wi-fi controlled heat pump drier. At the front of the house, the well-proportioned sitting room - almost perfectly square – has been laid with a twist pile 'Biscotti colour' carpet with a thick underlay and has the advantage of a south facing window.

Upstairs, a central landing provides access to all three double bedrooms and house bathroom which comes with a bath with shower over. The principal bedroom faces south and has an en suite shower room with a window. Bathroom fittings are all high-quality Ideal Standard.

Outside

A private road leads into The Warrens. Breckenholme House is set behind elegant estate railings, with a lawned front garden and planted borders. A driveway with motion-sensor lighting provides parking for one car in front of the integral single garage, which includes an EV charger, electric doors (app/remote-controlled), power and lighting. Practical features include an outside tap and a dedicated recycling/refuse area.



The enclosed rear garden is defined by a recently refurbished historic wall on its northern boundary, with a raised brick-built planted with well-established shrubs. A paved terrace with a border edge provides a private, relaxing outdoor space.

Environs

Standing midway between York and Scarborough and surrounded by open countryside, the village of Scagglethorpe lies just three miles east of Malton, on the historic marches of the great estates of Birdsall and Settrington. To one side stretches the Vale of Pickering, while to the other rise the Yorkshire Wolds, with the Howardian Hills close by. The village features a green with a Sycamore tree planted to commemorate Queen Victoria's Golden Jubilee, the much-loved village pub, The Ham & Cheese Inn, a village hall dating from 1844, and children's playgrounds and playing fields. Footpaths extend from the village all the way to the river Derwent.

Within walking and cycling distance, the neighbouring village of Rillington offers a range of local amenities, including a doctor's surgery, primary school, shop and post office, pub, butcher and fish and chip shop.

Scagglethorpe is conveniently located for the market town of Malton, providing a wide range of amenities and a rail connection to York's mainline station. The nearby estate village of Settrington offers a primary school, with prep school education available in Terrington, approximately 14 miles away. Secondary schooling is available in Norton and Malton, with independent schools in Ampleforth, Scarborough, and York. The village benefits from an excellent bus service, while the nearby A64 trunk road links Scarborough to Leeds via York, ensuring easy access to the wider region.



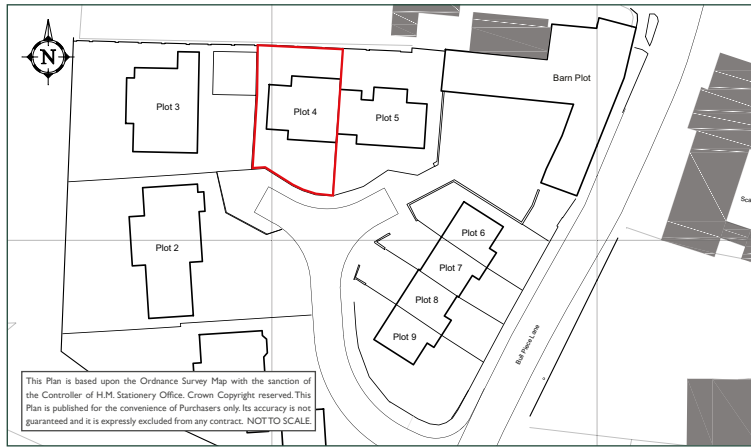
Directions

From the A64 between Malton and Rillington, take a right hand turn into the village and continue through where there is a right hand turn that takes you into the development, with Breckonholme House on the left hand side, the middle of three detached houses.

What3words: [///going.lifestyle.cardinal](https://www.what3words.com/going.lifestyle.cardinal)

Viewing

Strictly by appointment.



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