



Tanyard House Stonegate
Whixley York, Yorkshire YO26 8AS
Guide price £1,300,000



Gross Internal Area 356 square meters / 3,832 square feet

Tanyard House The ground floor comprises an open-plan kitchen and dining area, a living room, a sitting room, a study, a utility/boot room, a cloakroom, and a cellar situated in the lower ground. The first floor features a landing, a principal bedroom with an adjoining dressing room and en-suite bathroom, a guest bedroom with an en-suite shower, two additional double bedrooms, and a house bathroom.

The exterior includes a private gated cobbled driveway, electric gates, workshops and stores, a stone-flagged terrace, lawned gardens, and a storage area.

Tanyard Barn Ground Floor The ground floor consists of an entrance hall/boot room, two double bedrooms, and a house bathroom.

The first floor features an open-plan kitchen, living area, and dining space.

The exterior offers a private terrace suitable for dining and entertaining.

Tanyard Cottage Ground Floor The ground floor comprises an open-plan kitchen, living area, and dining space.

The first floor includes a landing, two double bedrooms, a house bathroom, and WC

Exterior The exterior features a private courtyard garden.



Tanyard House

A distinguished early 19th-century village residence, Tanyard House dates from circa 1820 and was originally constructed as the principal residence associated with one of Whixley's historic tanneries. It holds a meaningful place within the village's industrial and social history, reflecting the period in which Whixley developed as a thriving rural working community.

Whilst not listed, the property is regarded as being of significant historical heritage. The principal 4-bedroom house, together with its associated outbuildings, forms part of a historically important former tannery site, offering a rare and tangible link to the village's early commercial activity and traditional craftsmanship.

In recent years, Tanyard House has been the subject of a meticulous and highly sympathetic restoration. Its period character has been carefully preserved, with original architectural detailing and traditional materials respectfully retained, while refined contemporary enhancements have been seamlessly introduced. The result is a home that balances heritage integrity with elegant modern living.

Complementing the main residence, the former tannery buildings have been thoughtfully converted into two independent cottages, significantly enhancing the versatility of the property. These offer excellent scope for guest accommodation, multi-generational living, or income-generating use.

Set within the heart of the highly regarded village of Whixley, Tanyard House represents a rare opportunity to acquire a home of genuine historical substance, reimagined for modern life. A property where heritage, character, and understated luxury converge to create a truly distinctive village residence.

Tanyard Barn

Connected to the main house yet boasting its own private entrance, this two-storey annexe presents an exceptional 'upside down' layout designed for modern living. Upon entering, you'll find a welcoming entrance hall featuring built-in storage solutions, leading to two generously sized bedrooms bathed in natural light, as well as a sleek shower room conveniently located on the ground floor.

Ascend to the upper level, where you'll be captivated by the spacious open-plan living area accentuated by a stunning vaulted ceiling. This inviting space seamlessly combines a

well-appointed fitted kitchen with a dining area, perfect for entertaining, and a cosy sitting area that offers picturesque views and direct access to a lovely private roof terrace.

Ideal for guests or as a private retreat, this remarkable annexe also presents the opportunity for integration with the main residence. There is live planning permission in place for the transformation, which includes the addition of a stylish glazed walkway, enhancing both accessibility and cohesion between the two spaces.



Tanyard Cottage

Bordering the gardens, this charming two-storey cottage complements the main house and annexe with its high-quality finish. The ground floor features an open-plan living space, including a fitted kitchen with ample storage, and a cosy dining/sitting room with a wood-burning stove. French doors open to a secluded private courtyard, ideal for outdoor relaxation.

Upstairs, you'll find two spacious double bedrooms that share a luxurious bathroom and a separate W/C. This delightful cottage beautifully combines charm and modern living, making it an inviting retreat.

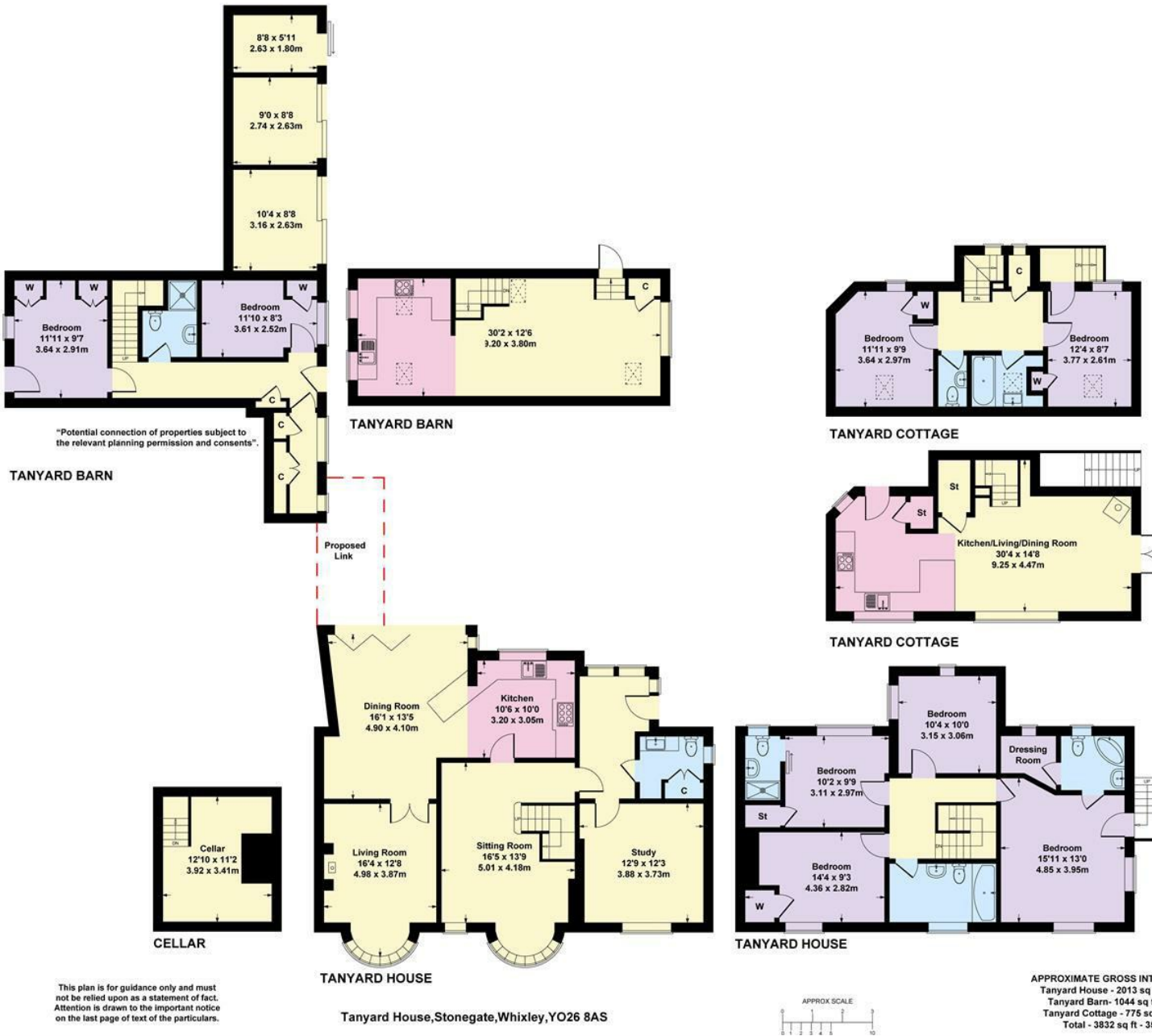


Location

Tanyard House is ideally located on the outskirts of Whixley, a picturesque village known for its serene rural setting and excellent transport links to nearby towns and cities. The village exudes charm with its scenic country lanes and historic architecture, fostering a strong sense of community among residents. Whixley's inviting atmosphere and vibrant local spirit make it a delightful place to live, offering both tranquility and accessibility to urban amenities.







This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of text of the particulars.

APPROXIMATE GROSS INTERNAL AREA
 Tanyard House - 2013 sq ft - 187 sq m
 Tanyard Barn - 1044 sq ft - 97 sq m
 Tanyard Cottage - 775 sq ft - 72 sq m
 Total - 3832 sq ft - 356 sq m

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		FUI Directive	

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