

FORDHAM HOUSE

The Warrens, Scagglethorpe, North Yorkshire

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Outstanding and individually designed detached house on a corner plot with garaging, wraparound gardens and panoramic views

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

Entrance and staircase hall • cloaks area • separate wc •
2 reception rooms • kitchen/dining/living room • utility/
boot room

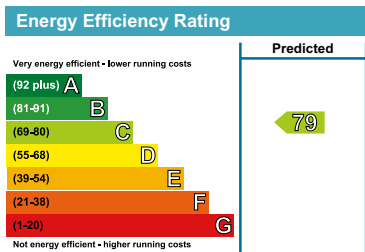
Landing with storage cupboards • 5 bedrooms •
4 bathrooms

Second floor home office • playroom

Double garage • off-street parking

Wraparound landscaped gardens

For Sale Freehold



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

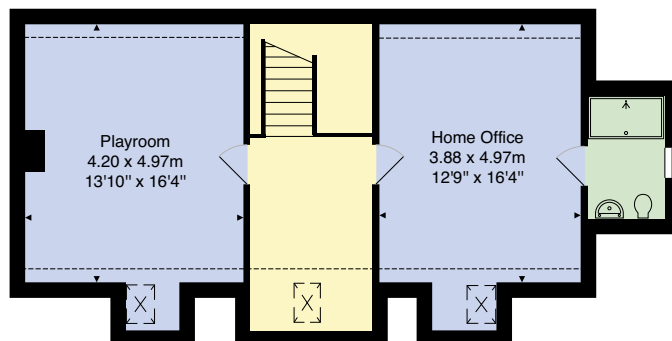
Approximate Gross Internal Floor Area

Main House - 296.4 SQ M / 3191 SQ FT - (Excluding Garage)

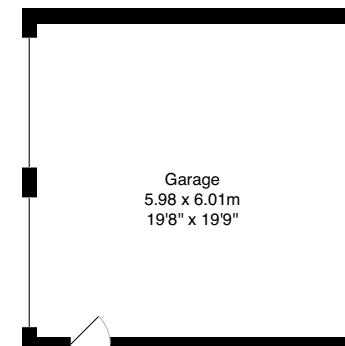
Total - 332.4 SQ M / 3578 SQ FT

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

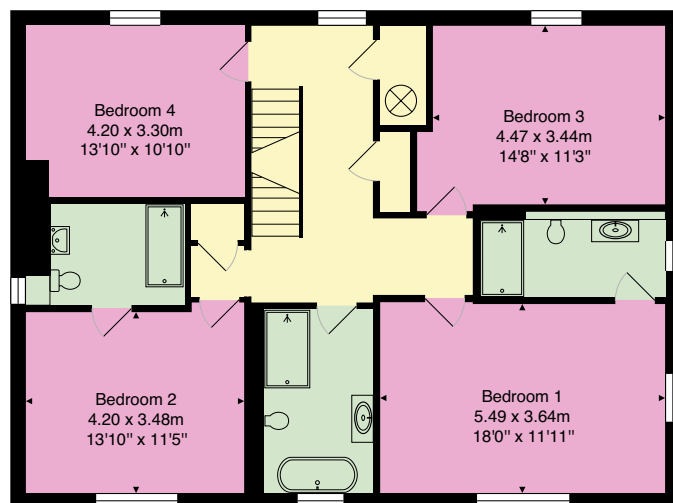
Second Floor
Area: 61.3 m² ... 659 ft²



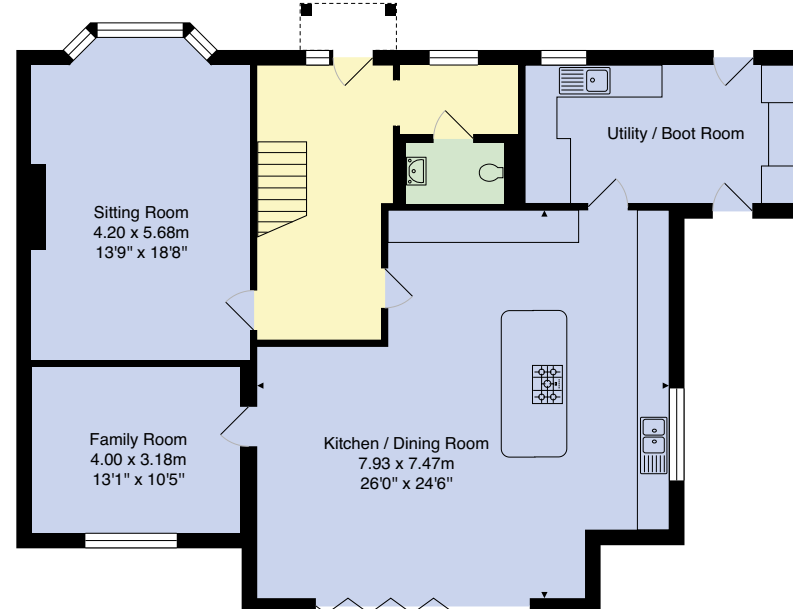
Garage
Area: 36.0 m² ... 387 ft²



First Floor
Area: 109.4 m² ... 1177 ft²



Ground Floor
Area: 125.8 m² ... 1354 ft²



City

Country

Coast

Fordham House is an exceptional 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. It enjoys a corner plot with gardens that encircle the house and command panoramic views to the south and west.

The striking double-fronted stone façade, inspired by traditional vernacular architecture, is complemented by decorative brickwork and elegant sash windows. Inside, the design achieves a balance between elegant detailing and functionality, centred around a spacious open-plan kitchen/dining/living room. Externally, the property benefits from a generous south- and west-facing garden backing onto open countryside, ample private parking and a double garage.

- Outstanding family home, expertly constructed by Scothern Developments Ltd, a renowned Yorkshire building firm
- Spacious, fully detached, 'walk-around' house
- Highly versatile living and bedroom accommodation, ideal for modern family life
- Over 3,000 sq ft of beautifully designed living space arranged across 3 floors
- Exceptional attention to detail and high-quality specification throughout
- High-tech home with Wi-Fi facilities built in and energy-efficient, designed for sustainability
- Wraparound landscaped garden
- 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



Tenure: Freehold

EPC/SAP Rating: 79C

Services & Systems: All mains services. LPG gas central heating. High speed Fibre Optic Broadband with Openreach Optical Network Termination point, network patch panel and wired data points to all reception rooms, bedrooms, kitchen and home office. Additional Wi-fi 6 wireless access point located in kitchen.

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.

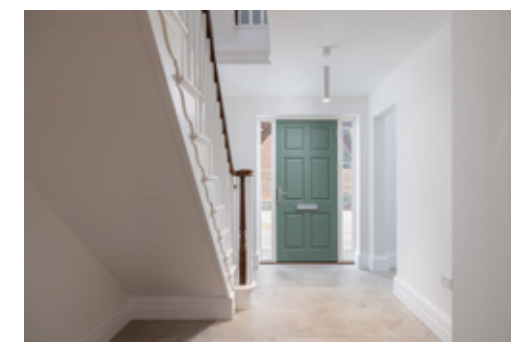


Fordham House is a luxurious newly built residence, featuring generously proportioned rooms and expansive windows. Combining high-end finishes with practical family living, it offers exceptional versatility and excellent storage - perfectly suited to country life, including muddy walks and dogs.

Every detail reflects thoughtful design and craftsmanship. Bespoke walnut doors, deep skirting, and handsome architraves pair beautifully with generous timber windows and underfloor heating throughout the ground floor. High-specification kitchen and bathroom fittings, integrated lighting and plentiful storage combine luxury with everyday practicality.

At the heart of the home, the open-plan kitchen/dining/living room offers a seamless connection to the outdoors. Porcelain floor tiles continue onto the terrace - separated only by wide bifold doors - creating an uninterrupted sense of continuity and framing panoramic westward views across the garden, fields and rolling hills beyond. The handmade kitchen features solid wood cabinetry with a larder, white quartz worktops, premium AEG appliances, downdraft extractor, boiling hot water tap, Butler sink, and a central island with a breakfast bar and a touch-operated telescopic tower socket with usb ports. The adjoining utility/boot room includes a dedicated laundry cupboard with stacked Samsung appliances and a heat pump drier.

Adjacent to the kitchen/dining/living room is the family room offering versatile living space with far-reaching views. The more formal sitting room features a bay window enjoying north/south/east facing light and a wood-burning stove set on a stone hearth providing a natural focal point.



An elegant cut string staircase is fitted with bespoke turned balusters, walnut finished handrails and newels with volute handrail ends. It rises to a spacious central landing providing generous storage and giving access to the principal bedroom - spacious and double aspect with commanding views to the south and west - and guest bedroom, both with en suite bathrooms. The beautifully appointed family bathroom features 'marble' tiles, a floating vanity unit, a freestanding bath and a rainfall shower.

On the top floor is a bright and adaptable living area featuring a spacious landing, a fifth bedroom with an en suite bathroom and an additional room ideal for a stylish home office or hobby/playroom. With its generous proportions, high ceilings and three large skylights capturing west facing light, it forms an integral part of the home.





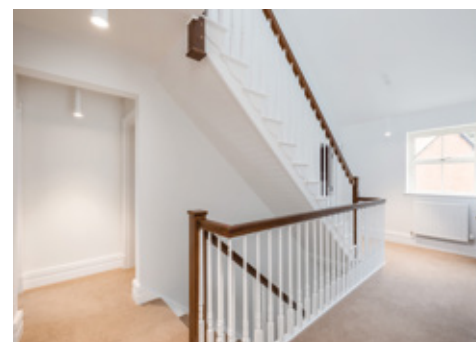
Outside

A private road leads into The Warrens. Fordham House is set behind elegant estate railings, with a lawned front garden and a generous silver granite driveway illuminated by motion-sensor lighting. There is ample space for parking and turning in front of the detached double garage, which benefits from app/remote-controlled electric doors, power and lighting.

The rear garden wraps around the house, is enclosed by post-and-rail fencing lined with evergreen blackthorn hedging and borders open countryside. A paved terrace is ideally situated for outdoor dining or relaxing, while the lawn is thoughtfully complemented by artfully placed shrubs and ornamental trees. A brick sett paved footpath, an outside tap and a dedicated area for recycling and refuse add practical convenience.

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.

Malton provides 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 Fordham House on the left hand side, the first of three detached houses.

What3words: ///disprove.momentous.frame

Viewing

Strictly by appointment.



ESTABLISHED 1992

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