

WOLDSIDE

Bishop Wilton, York



WOLDSIDE

**Outstanding house in a gem of a village
with amenities around the corner**

*Pocklington 4 miles • Stamford Bridge 6 miles
York 13 miles • Hull 30 miles*

Entrance and staircase hall • kitchen/living/dining room •
utility room • snug • shower room

Principal bedroom suite with dressing room and bathroom
• 3 further bedrooms • 2 further bathrooms (1 en suite)

Integral garage • driveway parking

Garden with firepit

For Sale Freehold

Blenkin
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ESTABLISHED 1992

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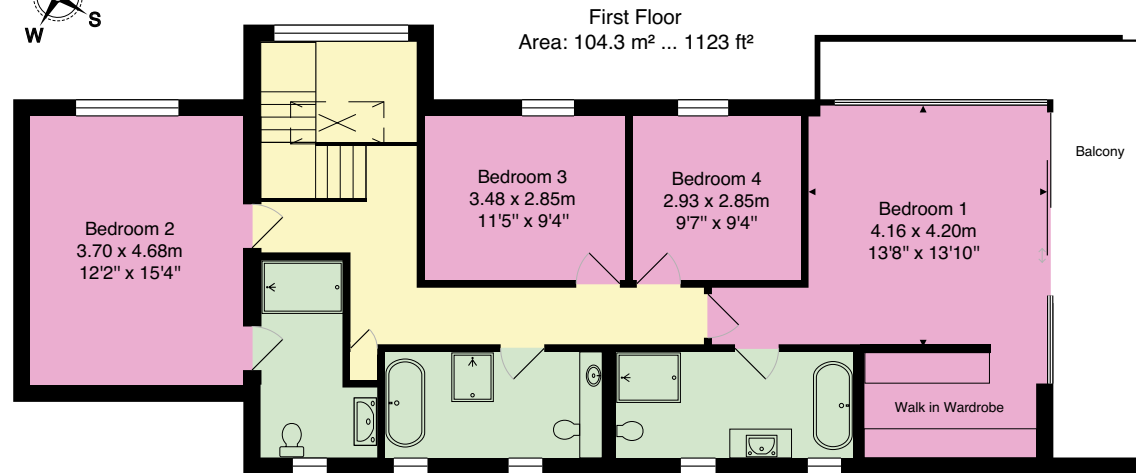
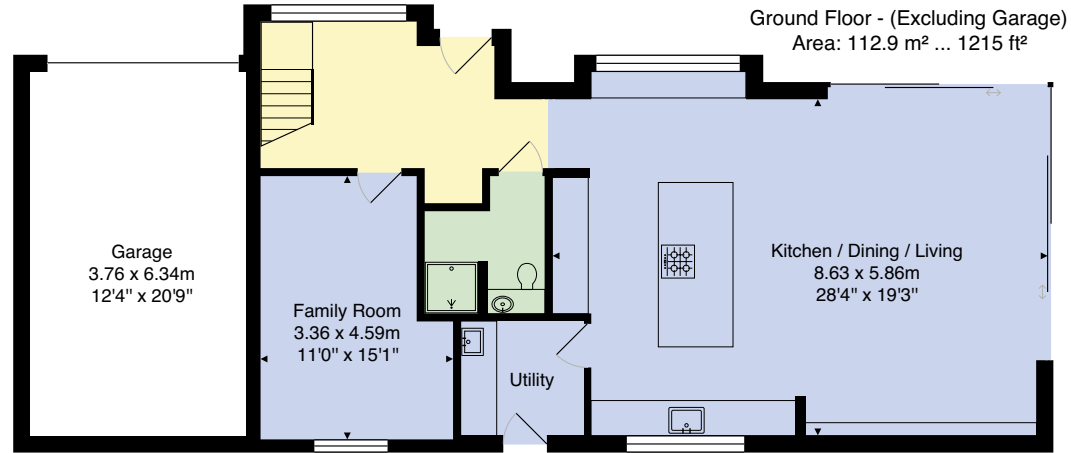
Woldside, Park Lane, Bishop Wilton, York YO42 1SS

Approximate Gross Internal Floor Area

Total Area - 192 SQ M / 2064 SQ FT (Excluding Garage)

Total Area - 217 SQ M / 2338 SQ FT (Including Garage)

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		94	94
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

City

Country

Coast

Built circa 2025, Woldside is an exceptional detached residence combining striking contemporary architecture with outstanding energy efficiency. Designed as a high-performance home, it offers future-proofed living with cutting-edge technology and luxurious finishes throughout.

Occupying an enviable position in the sought-after village of Bishop Wilton - nestled at the foothills of the Yorkshire Wolds and widely regarded as one of the region's most picturesque settings - the property has been thoughtfully orientated to maximise its idyllic rural surroundings and southerly aspect. The principal rooms enjoy far-reaching views across open countryside.

- Detached contemporary village house
- Far-reaching views across open countryside
- EPC rating A – highly energy efficient with low running costs
- Versatile accommodation extending to ?? sq ft with ground floor bathroom
- Open plan kitchen/living/dining space with seamless garden connection
- Principal suite with wraparound balcony and fabulous views
- Landscaped garden, integral garage and secure gated parking
- Ideal lock up & leave property
- No onward chain



Tenure: Freehold

EPC Rating: A

Council Tax Band: F

Services & Systems: 11 solar panels, MVHR ventilation system & air source heat pump

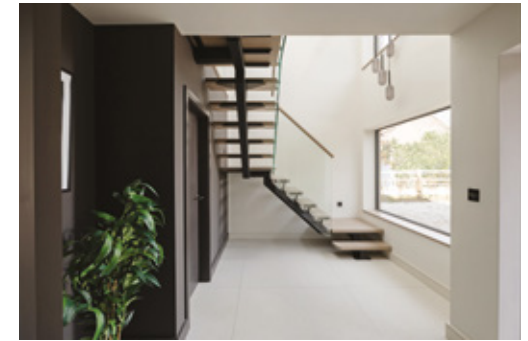
Fixtures & Fittings: All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Local Authority: East Riding of Yorkshire www.eastriding.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.





Woldside is a bespoke build finished with high quality materials and designed with energy efficiency in mind. It is powered by solar PV panels and an air source heat pump alongside a MVHR ventilation system and underfloor heating. The effortless flow of the ground floor accommodation is enhanced by limestone tiles that continue through the open plan kitchen/living/dining room to the wraparound outdoor terrace via glazed doors.

At the heart of the home lies a stunning open-plan kitchen, living and dining space, flooded with natural light from three aspects. Two sets of full-height sliding doors open onto the terrace, creating an effortless indoor-outdoor connection, perfect for modern living and complemented by integrated ceiling speakers. Limestone flooring flows throughout the ground floor, enhancing the sense of continuity and extending out to the wraparound terrace

via expansive glazing. The living area is thoughtfully arranged around a contemporary media wall with a linear electric fire, creating a stylish focal point.

The bespoke kitchen features a central island with a waterfall quartz worktop and induction hob with downdraft extractor. It is fitted with a comprehensive range of integrated AEG appliances - an oven, combination microwave with warming drawer, wine fridge, coffee machine, fridge/freezer and dishwasher - with extensive storage options that include a built-in window seat with storage below. A separate utility/storage room offers external access.

A separate snug provides a cosy retreat, ideal as a secondary reception room, but also offers flexibility to be used as a ground floor bedroom, conveniently served by the adjacent shower room.





The hallway features a steel floating staircase with solid beech treads and glass balustrade illuminated by a half-landing window and rising to the first floor. The principal bedroom suite is a dramatic space with full-height glazing to two sides and doors opening onto a private wraparound balcony - perfectly positioned to enjoy the far-reaching country views. It is complemented by a fully fitted walk-in dressing area and a luxurious en suite bathroom with freestanding bath, walk-in rainfall shower and vanity unit. There are three further double bedrooms, one with en suite facilities, alongside a house bathroom appointed with high specification fittings and featuring both a freestanding bath and separate walk-in shower.

Outside

Electric aluminium sliding gates open onto a generous gravelled driveway providing ample parking and access to the integral garage with electric roller door.

A paved pathway surrounds the property, with external power points and water supply. The landscaped garden enjoys a sunny aspect and includes a spacious terrace, lawned area, and a sunken fire pit with built-in seating—perfectly positioned to take in the superb views. The grounds are enclosed by a mature beech hedge, offering privacy and a natural boundary.



Environs

This beautiful village is characterised by houses lining either side of the deep grassy banks of a shallow beck spanned by several small bridges. It has many amenities including a primary school, a community shop with café, The Fleece Inn public house and a Grade I listed medieval church. In 2024, Bishop Wilton was named one of the UK's "best secret villages" by The Times.

The surrounding landscape rises dramatically to Bishop Wilton Wold and Garrowby Hill - an iconic Yorkshire viewpoint immortalised by David Hockney. The coast lies some 30 miles to the east, and the cities of York and Hull are both very accessible. The thriving market town of Pocklington with its arts centre and eponymous independent school lies just ten minutes to the south.

Directions

From the village, the property lies just south of Main Street, behind the shop. Head along Pocklington Lane, turn left on Park Lane and immediately left again. The drive to Woldside is the first on the left.

What3words: ///masterpiece.tribes.headline

Viewing

Strictly by appointment.



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