



OLD WELLS, TERRINGTON, YORK

North Yorkshire, YO60 6PP



AN EXCEPTIONAL DETACHED VICTORIAN RESIDENCE

Local Authority: North Yorkshire Council
Council Tax band: G
Tenure: Freehold

			EPC
6	6	3	C

Summary of Accommodation:
Reception Hall | Drawing Room | Dining Room | Study | Kitchen/Breakfast Room | Pantry | Laundry | Cloakroom and Shower Room |
Principal Bedroom Suite | Five Further Bedrooms | Three Additional Bathrooms | Vaulted Wine Cellar
Outside: Car port, bike store, outbuildings and greenhouse. Gardens and Grounds: Approximately 0.3 acres



THE PROPERTY

An exceptional detached Victorian residence of timeless elegance and impressive scale, beautifully positioned within approximately 0.3 acres of mature gardens in one of the Howardian Hills' most desirable villages.

Old Wells is a distinguished double-fronted Victorian village house dating from the 1840s and extended over time to create an impressive family residence extending to approximately 3,730 sq ft. Occupying an elevated position within this idyllic village, the property enjoys privacy and beautifully established gardens.

Maintained and enhanced by the current owners, the house blends period grandeur with modern comfort. Elegant reception rooms, characterful architectural details and practical family living spaces combine to create a home of exceptional quality. Offered to the market for the first time in a generation, Old Wells presents a rare opportunity to acquire a property of genuine distinction.





THE PROPERTY

Rich in original character, the house showcases an abundance of period features including lofty ceilings, traditional joinery, double-glazed sash windows, window seats and a magnificent staircase with a polished mahogany handrail. The principal reception rooms are particularly impressive, featuring carved pine fireplaces and well-balanced proportions that create an atmosphere of elegance and warmth.

At the heart of the home lies the kitchen/breakfast room, a light-filled space overlooking the gardens and ideally suited to family life and entertaining. Appointed with an oil-fired Aga, granite worktops, a Butler sink and a traditional walk-in pantry, the room combines timeless style with practicality.

Additional ground floor accommodation includes a versatile study or sitting room, a well-equipped laundry room and a range of useful ancillary spaces, supporting modern family living with ease.

The first floor is equally impressive, with the principal suite occupying a substantial section of the house and currently configured to provide a luxurious bedroom, generous dressing space and two bathrooms. The remaining bedrooms are generously proportioned and enjoy attractive views across the gardens and village. The second floor provides flexible accommodation, ideally suited to guests, older children or ancillary living arrangements.





EXTERNALLY

Old Wells is screened behind traditional stone walls and mature hedging', with an elegant gravelled frontage enhanced by specimen trees including magnolia, cherry and plane. A gated driveway leads through the grounds to a generous parking area and car port.

To the rear, an attractive paved terrace provides an idyllic setting for al fresco dining and entertaining, overlooking beautifully maintained gardens. Predominantly laid to lawn, the grounds are enriched by herbaceous borders, mature trees and sculpted hedging, creating a wonderful sense of tranquillity and seclusion.

Designed to maximise privacy and year-round interest, the gardens feature a productive kitchen garden, greenhouse, fruit cage and cut flower beds. Stone steps link the upper and lower gardens, whilst a charming pergola and several secluded seating areas provide peaceful retreats.





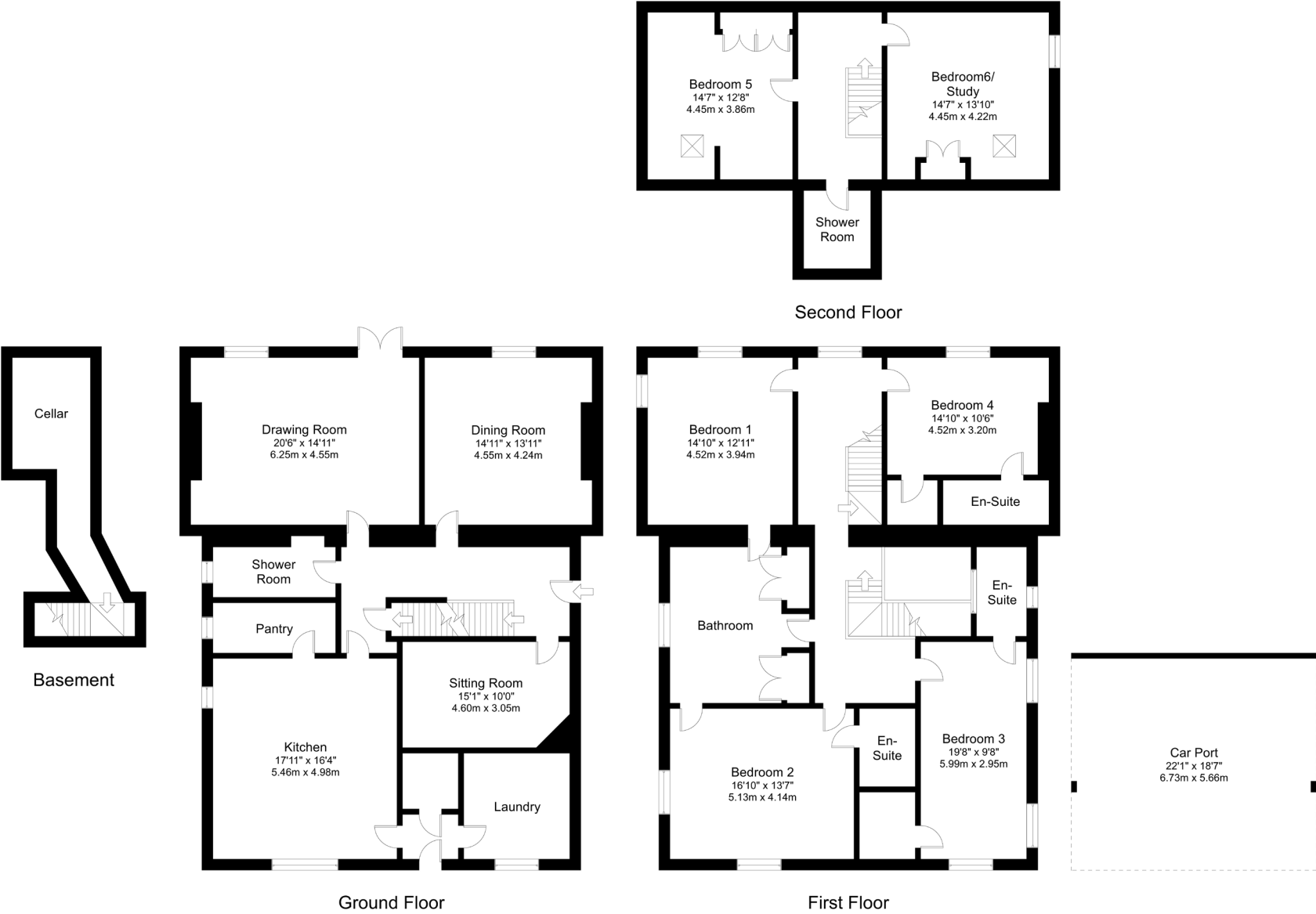
SITUATION

Old Wells occupies a premier position within the sought-after village of Terrington, nestled in the Howardian Hills National Landscape. Renowned for its natural beauty and strong community spirit, the village offers a range of amenities including a village shop, tea rooms, doctor's surgery, primary school and village hall which includes tennis courts, pickle ball courts, football pitch, children's play area and offers regular arts events as well as a pop-up pub, and a village bowling lawn.

The area is particularly well regarded for its educational provision, including Terrington Hall Preparatory School and Ampleforth College. The market town of Malton lies nearby, providing an excellent selection of shops, restaurants and amenities, together with a mainline railway station offering regular services to York, Leeds and beyond. From York, London can be reached in under two hours.

Surrounded by some of North Yorkshire's most captivating countryside, residents enjoy access to outstanding walking, cycling and leisure opportunities, together with close proximity to Castle Howard and the wider beauty of the region's landscapes.





Ground Floor

First Floor

Second Floor

Not to Scale. Copyright © Apex Plans. For illustrative purposes only.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Melissa Lines
01423 222076
melissa.lines@knightfrank.com

Knight Frank Yorkshire
Oakwood Business Centre, Fountains Road,
Bishop Thornton, Harrogate, HG3 3BF

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.
Particulars, photographs and videos. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

