

EAST LILLING GRANGE FARM

Lilling, York

EAST LILLING GRANGE FARM

Fabulous family house with a state-of-the-art equestrian facility, in sought after rural location convenient for York

A64 3 miles • Easingwold 9 miles • York 10 miles • Malton 10 miles

Entrance hall • kitchen/living/breakfast room • utility room • pantry
• dining room • drawing room

Indoor heated swimming pool room with changing room • shower
and plant room

Principal bedroom suite with dressing room and bathroom •
3 further bedrooms • 1 further bathroom

Annexe with kitchen/living room • bedroom • bathroom • garden

Gardens • central courtyard garden

Agricultural barn incorporating stables • stalls • tack rooms • office

3 garages • drive with parking area • lorry park

Gardens and land

In all some 13 acres

For Sale Freehold



ESTABLISHED 1992

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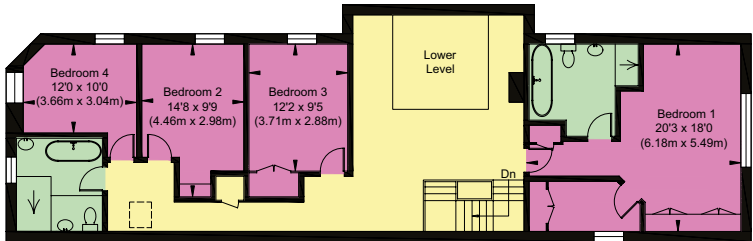
Approximate Gross Internal Floor Area

Main House: 5909 SQ FT / 549 SQ M

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



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 4615 SQ FT / 429 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1292 SQ FT / 120 SQ M

City

Country

Coast

East Lilling Grange Farm is an outstanding family house with thirteen acres, situated in a rural location midway between the villages of Sherriff Hutton and Flaxton, just ten miles north of the city of York. Converted from traditional eighteenth-century agricultural buildings, this beautifully renovated detached property comes with extensive outbuildings that offer great scope to create ancillary or multi-generation accommodation, subject to any necessary consents.

- Detached barn conversion with 13 acres
- Converted from traditional Grade II listed barns
- Family house offering versatile accommodation of 5909 sq ft

- Attached self-contained annexe
- Outbuildings extending to 6971 sq ft
- Ring-fenced land
- 10 miles north of the city of York
- Rapid access to the A64, A1(M) and motorway network

The conversion was completed in 1991 with careful attention to the buildings' agricultural origins. Original features retained include exposed ceiling beams and the former barn doorway, complemented by bespoke timber sash windows, handcrafted doors, a turning staircase, wall panelling, fireplaces, timber flooring and traditional column radiators, all made by Peter Thompson of York.



Tenure: Freehold

EPC Rating: Exempt as Grade II listed.

Council Tax Band: G

Services & Systems: Mains electricity and water. Oil central heating. Private drainage.

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.





During the current ownership, the property has been consistently maintained, with the kitchen and bathrooms updated in recent years.

The principal entrance is on the north elevation, where a glazed front door and full-height glazing illuminate the double-height reception hall. The kitchen/breakfast room has west-facing French doors opening towards the parking area and barns, and includes a central island, breakfast bar, four-oven oil-fired Aga, integrated appliances and space for informal dining. A utility room and pantry adjoin.

Beyond is the galleried dining room with engineered oak flooring, an open fireplace and large glazed barn doors opening onto the south-facing courtyard garden. Double doors connect to the drawing room, creating an entertaining space of around 40 ft when opened.

The drawing room features a stone fireplace with wood-burning stove and French doors to the courtyard.

The south wing incorporates the pool house, with a fully glazed elevation and three sets of French doors opening onto the courtyard. It includes a 30 ft heated swimming pool, jacuzzi, seating area suitable for gym equipment, a changing room, shower room with WC and a plant room housing the dedicated boiler.

Attached and occupying the north wing is a one-bedroom annexe that provides self-contained accommodation with its own entrance and enclosed courtyard garden.



The principal bedroom suite occupies the central first-floor landing and includes a bespoke dressing room, separate bathroom and west-facing views. The remaining bedrooms are all doubles and are served by a house bathroom with a walk-in shower, wash basin, WC and heated towel rail.

Outside

A long, tree-lined tarmac drive, shared with two neighbouring properties, leads from New Road to a sweeping gravel forecourt in front of the garages. The gardens include lawns, mature shrubs and a small orchard. High clipped hedges provide privacy and shelter, while the central courtyard has been landscaped with brick setts, paved terraces, gravelled areas, raised beds, ornamental trees and shrubs.

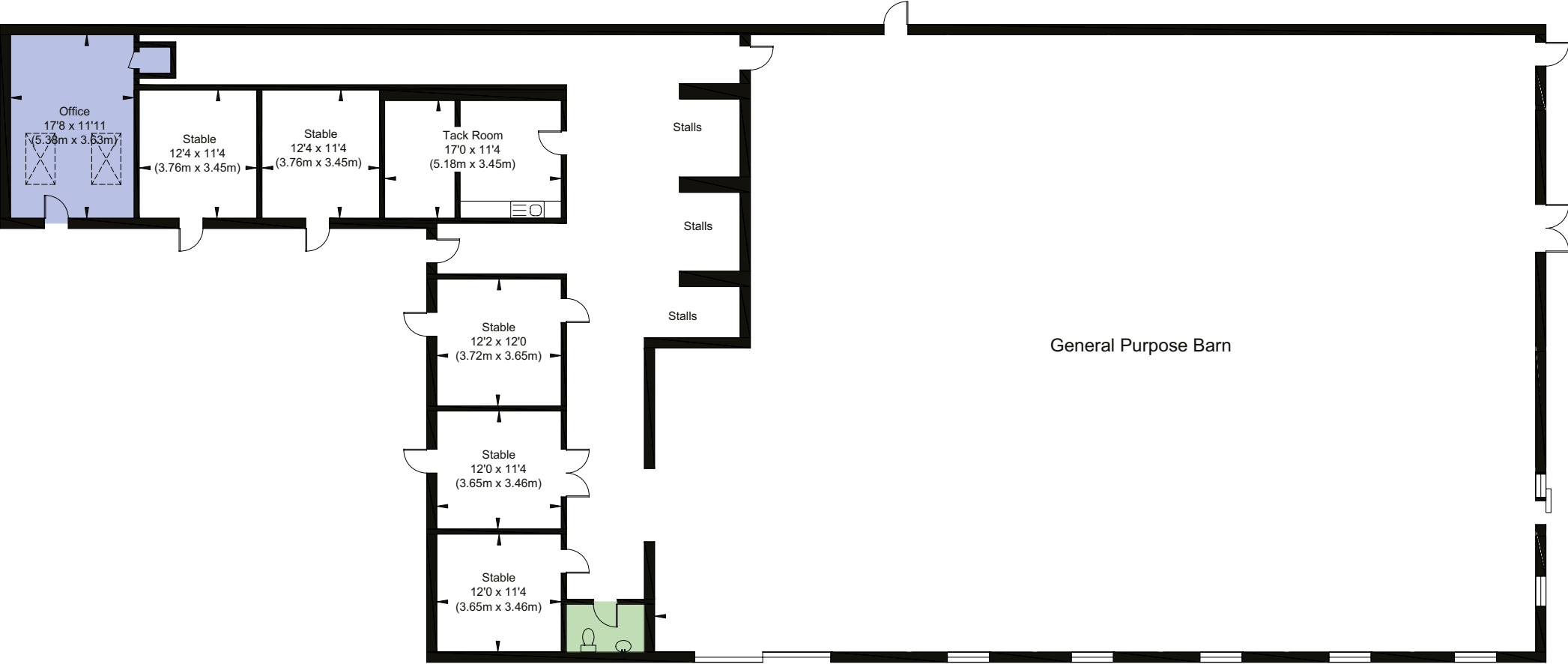


East Lilling Grange Farm, Lilling, York YO60 6RW

Approximate Gross Internal Floor Area

Stables: 6971 SQ FT / 648 SQ M

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Environs

East Lilling Grange Farm is situated just outside West Lilling, between Sheriff Hutton and Flaxton, with straightforward access to York, its railway station and independent schools. The Howardian Hills are nearby, as are the market towns of Easingwold and Malton. Sandburn Hall Golf Club is around five minutes away and provides convenient access to the A64, linking to York, Leeds and the wider motorway network. Sheriff Hutton offers a post office and village shop, village hall, playing fields, sports clubs, a wine merchant and two public houses. Padel courts are available near Sutton on the Forest.

Directions

Leaving Flaxton and continuing to Sheriff Hutton, the long drive to East Lilling Grange Farm can be found after some two miles on the left hand side of New Road.

What3words: ///defended.bolsters.task

Viewing

Strictly by appointment.



Important notice 1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("Information") may be relied upon as a statement or representation of fact. Neither Blenkin & Co nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Blenkin & Co or the seller/lessor. 2. Any photographs (and artists' impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. 4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given. **NB:** Google map images may neither be current nor a true representation. **Photographs, property spec and video highlights:** July 2026. Some images may have been enhanced using artificial intelligence (AI); any such images will be clearly identified individually. Brochure by wordperfectprint.com

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