

ST GEORGE'S COTTAGE

Settrington



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Beautifully appointed period cottage in an idyllic village setting near Malton

Malton 4 miles • York 21 • Yorkshire coast 25 miles

Staircase hall • sitting room • kitchen • conservatory

2 bedrooms • house bathroom

Store • garden shed • gazebo

Garage/home office

Landscaped rear garden

For Sale Freehold

Blenkin
& Co

ESTABLISHED 1992

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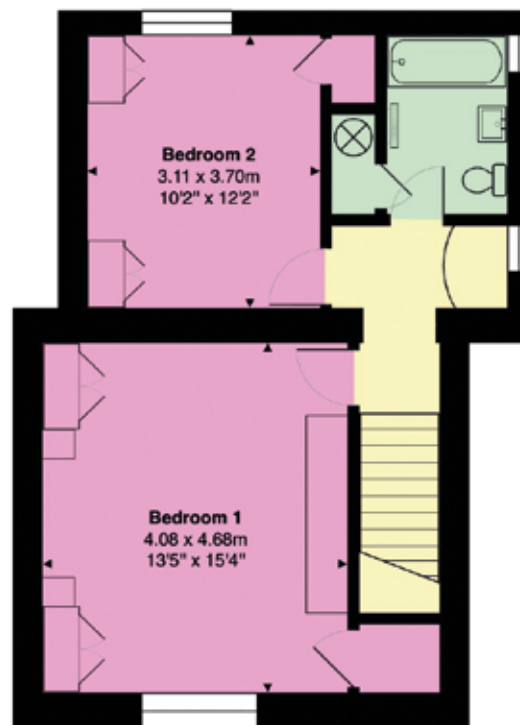
Approximate Gross Internal Floor Area

105.5 SQ M / 1136 SQ FT (excluding store, garage / office)

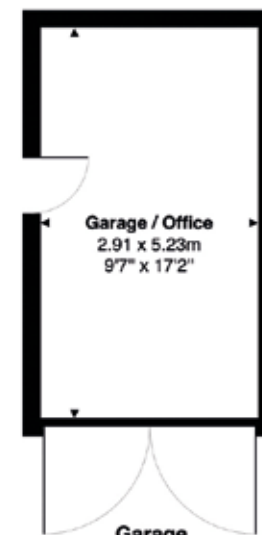
For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



Ground Floor
Gross internal Area: 58.0 m² ... 624 ft²



First Floor
Gross internal Area: 47.5 m² ... 512 ft²



Garage
Gross internal Area: 15.2 m² ... 164 ft²

City

Country

Coast

Set above the village green, overlooking the tumbling beck that winds through Settrington and with open green pastures beyond, St George's Cottage enjoys an exceptional setting in the heart of this historic estate village.

The entire cottage has undergone a comprehensive renovation in recent years, with meticulous attention to detail and a commitment to quality throughout. The period character has been carefully preserved while introducing modern luxury and exacting standards of craftsmanship.

To the rear are privately situated landscaped gardens, complemented by a small garage that has been thoughtfully refurbished as a versatile home office.

- Charming terraced 2-bedroom cottage
- Late 18th century and Grade II listed
- Beautifully appointed throughout following a comprehensive renovation
- Perfectly designed accommodation extending to 1136 sq ft
- David Salisbury-designed conservatory
- Hard landscaping by a stone mason whose work includes York Minster
- Landscaped rear garden with views to the hills
- Idyllic village setting overlooking Settrington Beck
- On the edge of the Wolds with walks on the doorstep
- Approximately 10 minutes' drive to Malton, half an hour to York



Tenure: Freehold

EPC Rating: Exempt as Grade II listed

Council Tax Band: C

Services & Systems: Mains electricity, water, drainage. Oil central heating. LPG gas Pressurised water.

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
Conservation Area

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.





Constructed of local limestone beneath a pantile roof, this two-storey cottage was designed in the vernacular tradition as conceived by the Sykes family, the landowners who, during the early 19th century, played a significant role in shaping Settrington into the picturesque estate village it remains today. The idyllic setting above the beck, which gently winds through the village, is complemented by the cottage's attractive façade, with multi-pane casement windows, painted stone sills and mature planting. Pyracantha and wisteria climb the mellow limestone walls, while neatly clipped box spheres line the low stone boundary wall.

The recent renovation works undertaken by the current owner have included a complete renewal of the roof, windows, electrics, lighting and plumbing alongside the creation of bespoke

cabinetry, a beautifully appointed kitchen, reimaged bathroom and bedrooms, and the addition of a custom-designed conservatory.

A wealth of original character is on display, including painted ceiling beams, traditional cottage doors with brass knobs, a fireplace, deep windowsills and boarded shutters. Alongside, the programme of renovation has introduced a high level of modern comfort and includes underfloor heating beneath the tiled Amtico flooring in the conservatory and in the bathroom, decorative radiator grilles throughout the remaining rooms, and discreet recessed lighting. Bespoke cabinetry from Hovingham Interiors provides a consistent thread of craftsmanship, complemented by Ralph Lauren wallpaper and carefully considered storage throughout.



The sitting room centres around a Chesney real-flame gas fire set within a herringbone brick fireplace with an elegant limestone surround, and flanked either side by illuminated alcoves with glass shelving. Fitted bookshelves surround the doorway, while a comfortable window seat looks out across the village green. The walls are finished with a handmade textured wall covering, enhancing the character of the room.

The kitchen is filled with natural light from the adjoining conservatory and is fitted with bespoke handmade cabinetry from Hovingham Interiors, including illuminated glass-fronted cupboards, granite worktops, a Bosch induction hob, integrated appliances, wine fridge, Stoves oven and a walk-in pantry.

Double doors open into the conservatory dining room, designed and created by acclaimed orangery designer and manufacturer David Salisbury in 2018. Glazed on three sides, this beautifully crafted all-season space includes electric Velux skylights and fitted granite-topped cabinetry, creating a natural connection between the interior and the landscaped gardens beyond, with views across the flagged patio and outdoor dining area.

A wide staircase with handrails rises to the second floor. The principal bedroom has a TV point and enjoys a west-facing outlook across the village green and winding beck. Bespoke fitted cabinetry incorporates wardrobes, shelving and cupboards, with a walk-in cupboard providing additional hanging space and storage.



Bedroom 2 is also a generous double room and features mirrored bed-surround cabinetry, fitted wardrobes and a further walk-in cupboard, with a lovely outlook up the garden to the pastures beyond.

The house bathroom was comprehensively renovated in 2025 to an exacting standard, incorporating a bespoke approach to design, quality fittings, underfloor heating and a bath with power shower fitting. The result is a beautifully appointed space that complements the wider renovation of the cottage. An airing cupboard houses the hot water tank.

Outside

At the rear of the cottage is an attractive courtyard laid with York stone flags, softened by trained pyracantha and roses. Sheltered by a retaining wall and framed by a rock garden planted with colourful perennials, it provides an inviting setting for al fresco dining. A secure walk-in garden store is discreetly integrated into the house.

An arched flight of stone steps rises to the lawn, where garden lighting continues along the length of the garden towards the rear. The lawn is bordered by well-stocked perimeter beds with ornamental trees including a monkey puzzle and ginkgo. At the far end of the garden, beyond the garden shed, is a gazebo seating area overlooking the adjoining pastures, with the open outlook

extending towards the hills. The garden is enclosed by high timber fencing, with post-and-rail fencing to the rear enhancing the rural aspect.

The small garage, with timber doors, is positioned within the terrace rather than directly adjoining the house. An enclosed passageway runs alongside, providing separate access to the garage, which has been refurbished as a home office, is insulated and equipped with wifi, power and light. The passageway is shared with the neighbouring property. A rear pathway provides access to St George's Cottage and also serves the property's oil tank and bin storage.



Environs

Settrington is a highly regarded village located some four miles south-west of Malton, on the edge of the Yorkshire Wolds. The village has retained the charming vernacular architecture and environment typical of an estate village, with stone cottages set amidst a central green and tumbling beck. Local amenities include a well-respected primary school, village hall and an active village community with sports clubs (tennis and bowls) and social groups.

The A64 is easily accessed via nearby Scagglethorpe (with its Ham & Cheese public house), providing excellent road links east to the coast and west towards York and the wider motorway network. Malton is a thriving market town offering secondary schooling and an impressive range of established independent shops, cafés and services, and a railway station with connections to the mainline at York. Recreational opportunities include swimming and gym facilities, golf at Malton & Norton and Ganton, tennis, squash and bowls at Malton Rackets Club, and extensive walking in the surrounding Wolds and the nearby Howardian Hills.

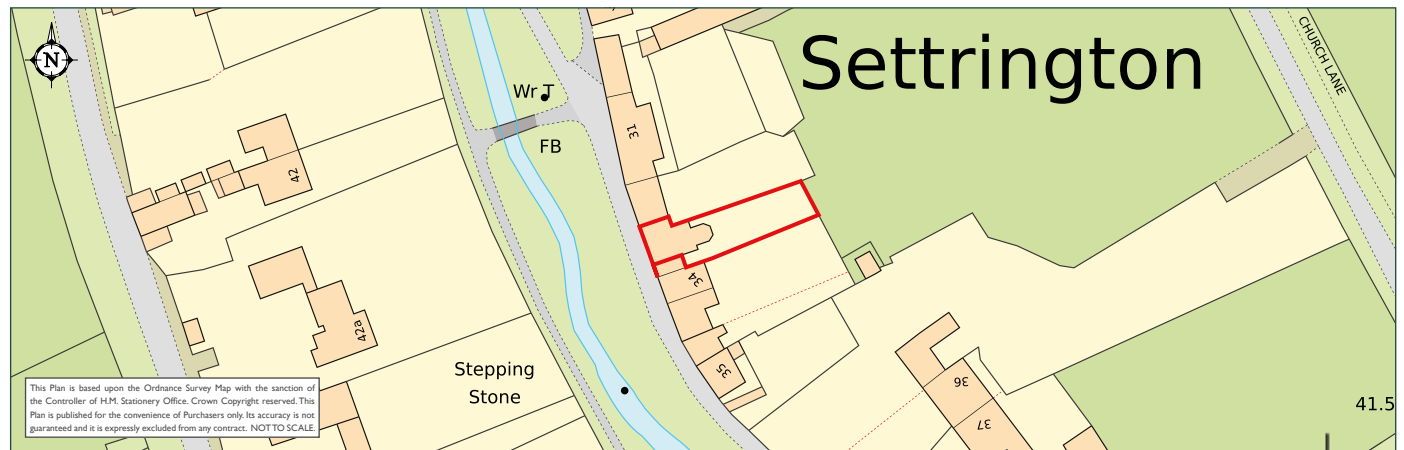
Directions

By car, approach via Church Lane and New Road or take the ford across Settrington beck

What3words: ///loved.dispenser.breathing

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:** June 2026. Some images may have been enhanced using artificial intelligence (AI); any such images will be clearly identified individually. Brochure by wordperfectprint.com

In the last nine years, the entire house has been renovated to the highest possible spec with no budget. This includes the roof, all of the windows, all of the bespoke cabinetry, the kitchen, bathroom, bedroom, the conservatory (by award-winning designer, David Salisbury in 2018), new electrics and lighting, new plumbing including a new boiler.

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