

# MANOR HOUSE FARM

East Lutton, Malton



## MANOR HOUSE FARM

**Wonderful Georgian farmhouse and an outbuilding, set in an acre of gardens and grounds**

*Sledmere 3 miles • Malton 9 miles • Driffild 10 miles  
Scarborough 16 miles • York 26 miles • Beverley 22 miles*

Entrance and staircase hall • inner hall • cloakroom/wc  
• sitting room with dining area • snug • office • kitchen/  
breakfast/family room • utility room • boot room • boiler  
room

Stores • outbuilding • garaging/stores • tree house

Gardens • tennis court • woodland copse

In all just over an acre

For Sale Freehold

**Blenkin**  
& Co

ESTABLISHED 1992

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# Manor House Farm, East Lutton, Malton YO17 8TG

## Approximate Gross Internal Floor Area

4120 SQ FT / 382.75 SQ M - (Excluding Boiler Room and Outbuilding)

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		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



City

Country

Coast



Manor House Farm is a substantial eighteenth-century farmhouse, double-fronted and constructed of mellow brick beneath a pantile roof. This handsome village house stands in just over an acre of gardens and grounds, and comes with extensive parking, secure garaging and a detached outbuilding offering considerable potential for renovation. This much-loved family home is offered for sale with no onward chain.

- Impressive, detached farmhouse set within just over an acre
- Circa 1780 and Grade II listed
- Over 4100 sq ft of accommodation across 3 floors
- Detached outbuilding with development potential
- Extensive garaging and storage
- Tennis court, generous gardens and woodland
- Further land may be available under separate negotiation
- Peaceful village setting surrounded by beautiful Wolds countryside
- Some 20 minutes' drive from Malton
- Offered with no onward chain



**Tenure:** Freehold

**EPC Rating:** Grade II listed so exempt

**Council Tax Band:** F

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

**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](http://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.





This attractive residence combines classic Georgian symmetry with generously proportioned accommodation and large sash windows, complemented by later additions designed to suit modern family living. The house provides versatile and highly practical accommodation over three floors, centred around a principal staircase with elegant balustrades and polished handrail, together with a secondary staircase rising from the kitchen breakfast family room.

The broad central reception hall, with its geometric tiled floor, provides access to the principal reception rooms. The sitting room with dining area enjoys southerly views across the lawned gardens through a large multi-paned sash window. Picture rails, elegant coving, fitted cupboards and arched alcoves enhance the period character, while an open fireplace housing a wood-burning stove within an ornate

surround forms an attractive focal point. The snug also benefits from garden views and centres around an open grate fireplace flanked by arched alcoves.

The kitchen/breakfast/family room provides superb everyday living space, featuring a stone-flagged floor and ample room for dining along with a relaxed seating around a log-burning stove. The fitted kitchen includes a comprehensive range of cabinetry, integrated appliances, granite worktops, Butler sink, island unit and Aga. Beyond lies a utility room and cloakroom/wc, while a rear entrance leads through to the boot room and home office.



Five generously proportioned bedrooms and two bathrooms are arranged across the first and second floors. The principal bedroom benefits from an en suite bathroom with both bath and separate shower. The large family bathroom benefits from natural light and is also well equipped with a bath and separate shower. The second floor offers particularly versatile accommodation and is currently arranged as a substantial games room with exposed roof trusses alongside an optional fifth bedroom.

## Outside

The gardens surround the house and are predominantly laid to lawn with mature trees, established hedging and well-stocked flowering borders. Features include a superb tree house and ornamental pond with water feature, while paved terraces adjoin the house on two sides and provide excellent areas for outdoor entertaining. Along the roadside boundary lies an enclosed copse, attracting a wide variety of wildlife.

A private driveway leads to the parking area before continuing around an outbuilding to create an in-and-out drive. The detached two-storey brick outbuilding offers exciting potential for conversion into ancillary accommodation, a workshop or home office, subject to the necessary planning consents. Beyond this, the hardstanding extends to two bays of a substantial steel portal-framed barn providing extensive garaging and secure storage.







## Environs

East and West Lutton are neighbouring linear villages set amidst the rolling countryside of the Yorkshire Wolds, with the winterbourne stream known as the Gypsy Race flowing through them. West Lutton benefits from a primary school, while nearby Weavertorpe, centred around its twelfth-century church, offers two public houses: The Blue Bell Inn and The Star Inn. Approximately three miles away, Sledmere House Farm Shop and café provide an excellent range of local produce and everyday essentials.

The thriving market town of Malton lies around 20 minutes' drive to the north-west and provides an extensive range of amenities, including independent shops, cafés, restaurants, supermarkets, sports facilities, medical and dental practices, a cinema and schools. Independent schools can be found in York, Scarborough and Pocklington. Malton railway station provides connections to York, where fast East Coast Main Line services operate to London King's Cross, while TransPennine services continue westwards to Leeds, Manchester and Liverpool, and eastwards to Scarborough.

## Directions

On the eastern side of the village opposite a community bench and a 30mph road sign. There is a house sign on the low brick wall.

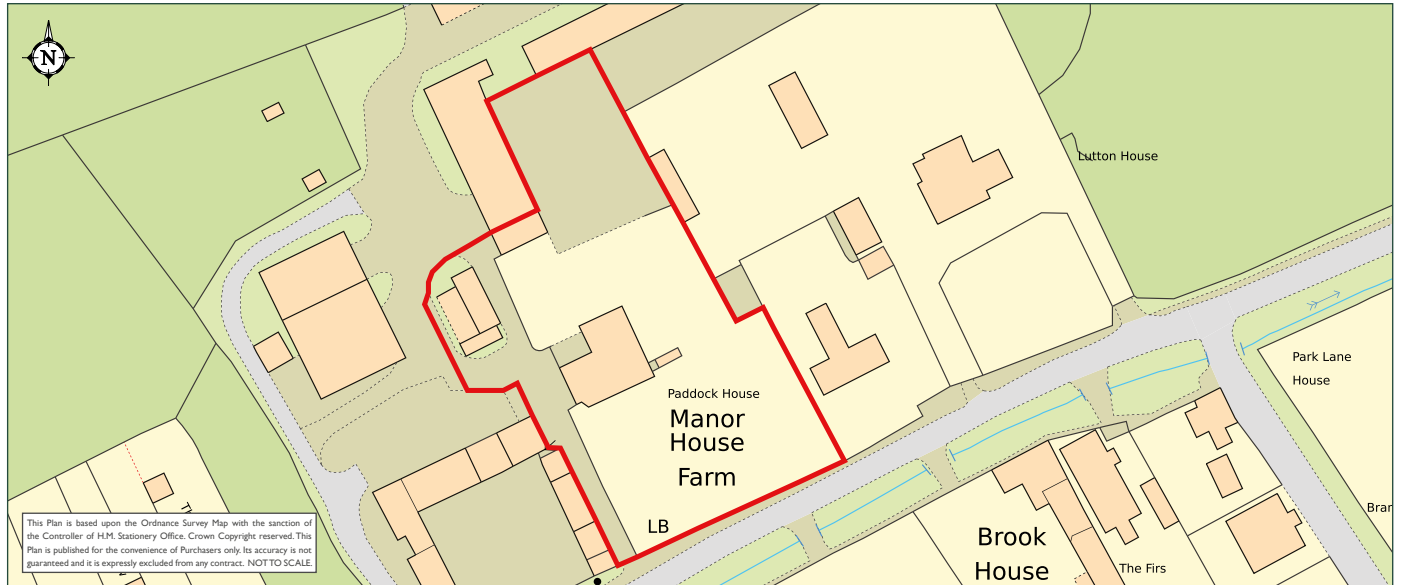
**What3words:** ///grafted.sandbags.dockers

## Viewing

Strictly by appointment



ESTABLISHED 1992



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