

BROOK HOUSE

West End, Ampleforth



BROOK HOUSE

Attractive detached period stone cottage with driveway parking, a small garage and gardens extending to one third of an acre

*Helmsley 5 miles • Easingwold 9 miles • Thirsk 11 miles
York 20 miles*

Entrance and staircase hall • sitting room • kitchen/
breakfast room • garden room • inner staircase hall • wc

5 bedrooms • 3 bathrooms (2 en suite)

Integral garage / bike store

Driveway parking for 3 cars • extensive rear garden

In all about half an acre

For Sale Freehold



ESTABLISHED 1992

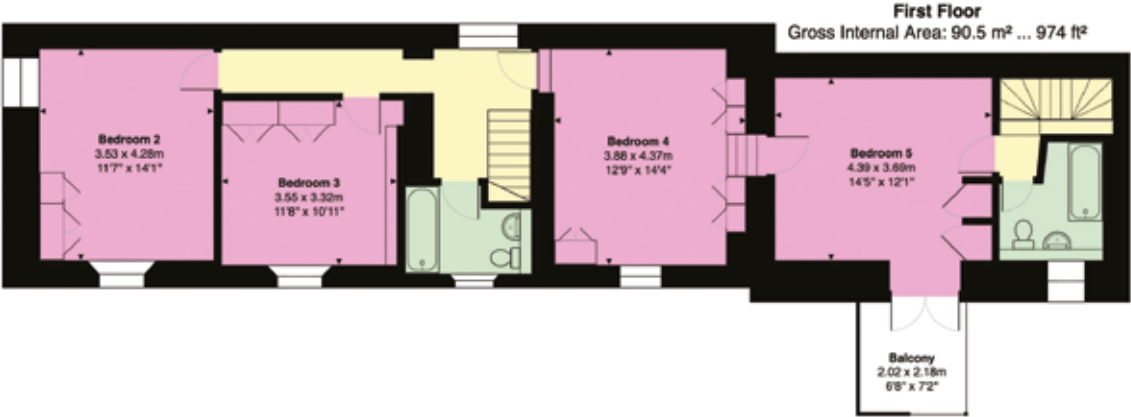
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Brook House, West End, Ampleforth, YO62 4DY

Approximate Gross Internal Floor Area
2131 SQ FT / 1198.0 SQ M
(excluding garage, balcony)

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		
(55-68) D		
(39-54) E	57	75
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

City

Country

Coast

Brook House is a detached stone-and-pantile house, believed to date from the mid-nineteenth century, occupying a tucked-away position perpendicular to the village street in the heart of Ampleforth. A village beck runs alongside the eastern boundary, one of several streams flowing down the northern slopes of the valley. The property includes a gravel driveway, a small garage and a generous hillside garden extending to around one third of an acre. Currently let, the house now offers an opportunity for renovation and updating.

- Detached stone-built period cottage in half an acre
- Currently let
- In need of renovation and updating
- Over 2100 sq ft, plus garage
- Ground floor bedroom and shower room
- Driveway parking for 3 cars
- Integral garage or bike store
- Established and private rear garden
- No onward purchase



Tenure: Freehold

EPC Rating: D

Council Tax Band: G

Services & Systems: Mains electricity, water, 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
 North York Moors National Park

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.



The house is arranged on a long, linear plan running north to south, with windows on all elevations bringing natural light throughout. A principal staircase and a secondary staircase allow flexible circulation between the two floors without the need to pass through adjoining bedrooms. Reflecting the natural slope of the site, several of the principal rooms are connected by short flights of steps, adding character to the layout. Exposed beams, stonework, deep window sills, cottage-style latch doors and fireplaces all reflect the property's nineteenth-century origins.

The kitchen provides space for informal dining and is fitted with country-style cabinetry, with the sink positioned beneath the window overlooking the garden. Steps lead down to the well-proportioned sitting room, centred on a fireplace with a substantial timber surround.



The garden room enjoys a dual aspect and opens directly onto the terrace through French doors, with an additional internal door providing access to the adjoining garage/store. Above, a decked terrace sits on the flat roof and is accessed from French doors in bedroom 5 from where elevated views can be enjoyed across the valley. Bedroom 5 also includes a built-in cupboard and an en suite bathroom.

The ground floor bedroom suite is dual aspect, with a south-facing window and a generous shower room fitted with contemporary sanitaryware and a full-width walk-in shower. All five bedrooms are doubles, most with fitted wardrobes or cupboards. The family bathroom is centrally positioned on the first floor and includes a bath with an electric shower over.

Outside

A gravel driveway with turning space provides parking in front of the house and garage. Along the eastern boundary, a little-used public footpath follows the beck as it continues down the hillside through the village.

The rear garden extends away from the house, rising gently up the valley side. Immediately outside the garden room is a paved terrace, positioned to enjoy dappled shade beneath mature trees. Beyond are long areas of lawn enclosed by established shrubs and trees, creating a private setting away from the hub of the village.



A secure boiler store is positioned against the northern elevation, while a potting shed sits above the terrace.

Environs

Ampleforth is a large village with a strong and active community, well served by a range of amenities including a Catholic primary school, churches, village store and post office, GP practice, two pubs, a café and children's playground - surrounded by well-wooded countryside with an extensive network of public footpaths. It is home to the renowned co-educational public school, Ampleforth College, and school buses serve Ryedale School and York College.

Approximately ten minutes' drive away is the popular market town of Helmsley, situated on the southern edge of the North York Moors National Park. The railway station at Thirsk Railway Station, around a 30-minute drive, provides mainline services via the East Coast and TransPennine routes, while the nearby A19 offers swift access to the A1(M). The historic city of York is approximately 45 minutes' drive to the south.

Directions

What3words: ///much.rejoined.dollars

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. Brochure by wordperfectprint.com

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