

HIGH GABLES

Normanby, Sinnington, York



HIGH GABLES

Superb village house with outbuildings, paddocks and river frontage, bordering open countryside

*Kirkbymoorside 4 miles • Pickering 5 miles • Malton 7 miles
Helmsley 8 miles • Thirsk 20 miles • York 21 miles*

Porch • reception hall • cloakroom/wc • 3 reception rooms
• kitchen/breakfast/family room • utility room.

4 bedrooms • 4 bathrooms • part-boarded loft

Double garage block • outbuilding (barn, stable, workshop)

Landscaped gardens • tennis court • 2 paddocks

In all 4 acres

For Sale Freehold

Blenkin
& Co

ESTABLISHED 1992

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High Gables, Normanby, Sinnington, York YO62 6RH

Approximate Gross Internal Floor Area

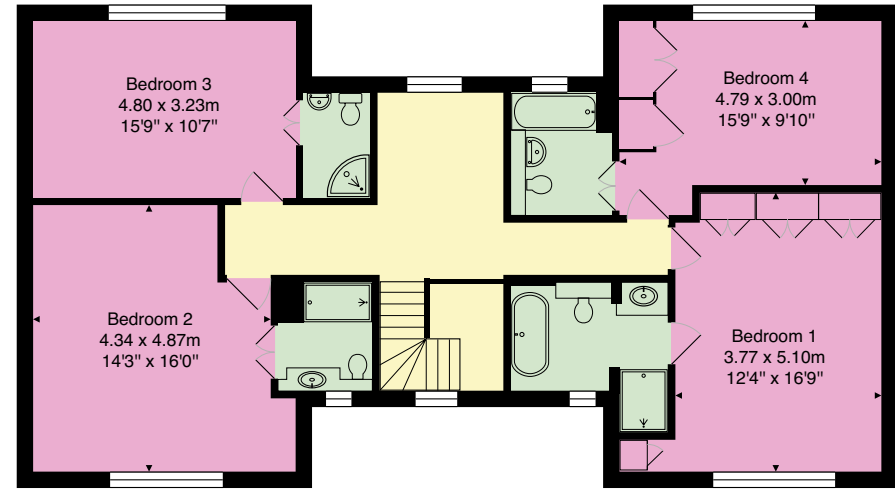
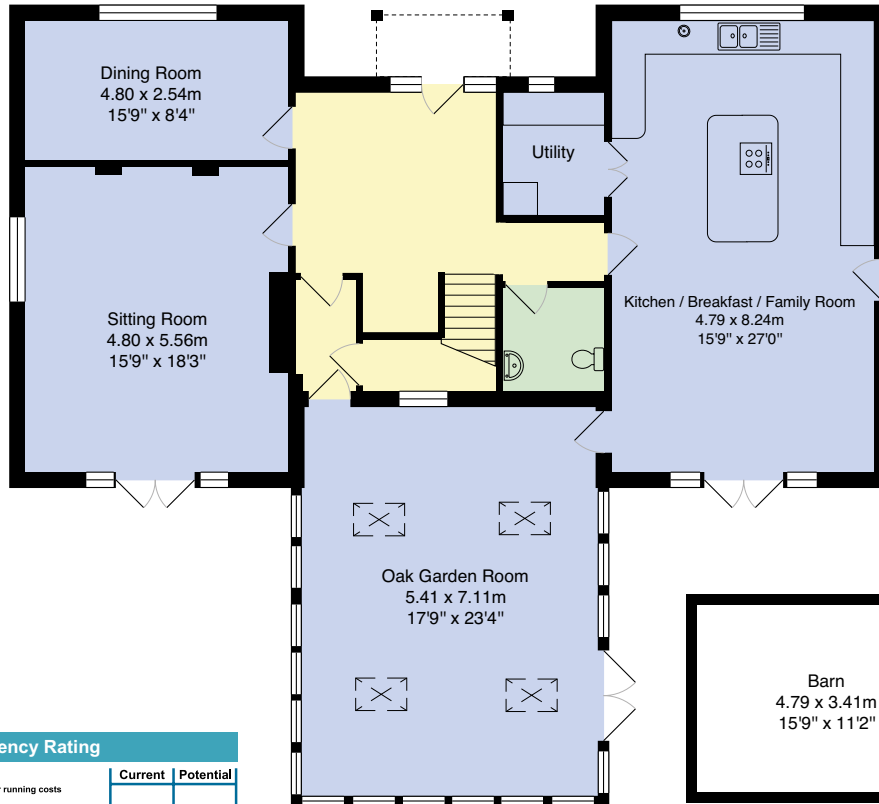
Main House - 263.4 SQ M / 2835 SQ FT

Total - 332.4 SQ M / 3578 SQ FT

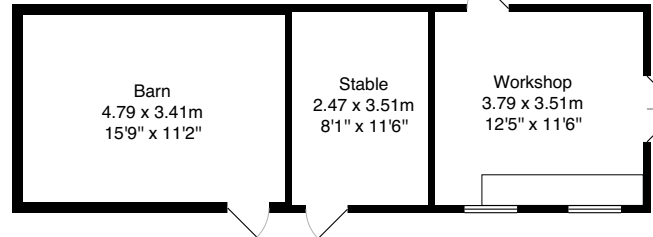
For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.

Ground Floor
Area: 152.1 m² ... 1637 ft²

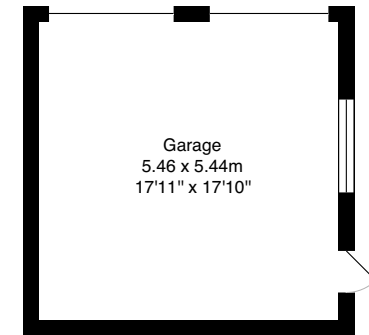
First Floor
Area: 111.3 m² ... 1198 ft²



Stables
Area: 39.3 m² ... 423 ft²



Garage
Area: 29.7 m² ... 320 ft²



Energy Efficiency Rating

Current	Potential
53	63

Very energy efficient - lower running costs

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not energy efficient - higher running costs



City

Country

Coast

High Gables is a strikingly handsome detached residence constructed in the early 1990s using reclaimed millstone from Halifax and distinguished by its twin gables and steeply pitched roof. The property occupies a commanding position at the head of a large plot, with landscaped gardens, grounds and paddocks lying behind the house and extending all the way to the meandering river Seven, which arcs gracefully around the eastern boundary.

The substantial home has been comprehensively renovated by the current owners and offers beautifully appointed and thoughtfully designed accommodation enhanced by the addition of an exceptional oak-

framed garden room of barn-like proportions, crafted from a blend of English and European oak.

The house is complemented by an array of outbuildings, paddocks and leisure facilities - including a tennis court, sweeping terraces, and a hot tub with superb views over the gardens and surrounding countryside. Perfectly suited to modern family living, High Gables offers exceptional scope for a wide variety of lifestyles.



Tenure: Freehold

EPC Rating: E

Council Tax Band: G

Services & Systems: Mains electricity and water. Private drainage. Oil central heating. Pressurised water tank. Superfast broadband.

Fixtures & Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

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.





- Detached village house with outbuildings and land
- Substantial family residence extending to 2835 sq ft
- Versatile property suitable for many lifestyles
- Glorious, landscaped gardens including riverside parkland
- 2 paddocks and outbuilding
- River frontage and riparian rights
- Rural yet accessible
- Convenient for Kirkbymoorside, Pickering, Malton and Helmsley

High Gables brings all the advantages of a perfectly balanced internal layout with an effortless flow between the principal rooms. The striking central reception hall, with an electric flame-effect fire, is framed by spacious living areas and united by a dramatic oak-framed garden room. The property has

benefited from a significant upgrade during the current tenure and is well appointed throughout with high specification kitchen and bathrooms.

The kitchen/breakfast/family room extends some 27ft east-west with sidelights and glazed double doors opening onto the sunny terrace which includes a semi-recessed hot tub. A further door opens to an enclosed courtyard. The kitchen is bespoke, fitted with an island unit and stunning granite worktops with an integrated sink and hot water/filtered tap. The painted timber cabinets include soft-close doors and drawers with a pull-out larder cupboard, Neff integrated appliances including two side-by-side fridge/freezers and a bank of ovens, and a double Armitage Shanks Original sink. Double doors open to a separate utility/laundry room illuminated by a window.



The sitting room is a welcoming space centred around a wood-burning stove beneath an oak mantel. Glazed doors with sidelights open onto a sheltered, south-facing terrace, offering a perfect setting for relaxation or entertaining.

A striking garden room is an extension that has significantly enhanced the property's footprint and connects the house to the verdant landscape all around. Its dramatic, soaring oak trusses, beams and rafters frame exceptional views on three sides across landscaped gardens and grounds, extending over paddocks to the rolling countryside beyond.

On the first floor, the galleried landing is generously proportioned, with a seating or study area illuminated by natural light from a large window. It is flanked by four spacious, light-filled bedrooms, each with a luxury en suite bathroom. The principal bedroom benefits from wall-to-wall fitted wardrobes and a beautifully appointed en suite bathroom featuring both a bath and a separate shower.

Outside

Timber gates mark the head of the gravelled drive, which sweeps gracefully in front of the house and garage, providing a generous turning area and ample parking. The detached double garage is fitted with a window, ceiling storage, a garden entrance, and full power and lighting.





The landscaped gardens are exquisite, embracing the rear elevation of the house. They are exceptionally private and not overlooked, providing a tranquil retreat. Abundantly planted and thoughtfully designed, the gardens invite enjoyment from a variety of terraces and sheltered corners, each offering new perspectives and sunshine throughout the day. The tennis court is complemented by a delightful barbecue decking area. Gravel paths wind around the garden through shrubberies, past a rose bed to a pond enhanced with a water feature and colourful rockery. Ambient and security lighting illuminate the garden, which is dog secure, with boundaries fenced and lined with mature hedging. All gravel drives and pathways have membranes beneath for ease of maintenance.

A meandering path follows a band of mature trees along the northern border - alternate sycamore and oak, with a hornbeam marking the far end. This path winds through an orchard of apple, pear, plum, and damson trees, passing a useful store for garden machinery, traversing onto a grassed riverside walk and grazeable parkland that curves around the eastern flank of the property. The river Seven forms a natural boundary, its line of trees - including horse chestnut and oak - cloaking the property in a green amphitheatre.

Two interconnecting paddocks sit side by side and have access to riverside grazing. At the head of the first paddock is the renovated stable block comprising a storage barn, stable and a well-equipped workshop with a large workbench, power and light and a window overlooking the paddock.



Environs

The village of Normanby is a rural haven, home to the picturesque Sun Inn, a 12th-century church, and a handsome stone bridge dating from the 1750s. Tucked away in a peaceful corner south of the A170 trunk road, it enjoys excellent connections to the market towns of Kirkbymoorside, Pickering, Malton and Helmsley. Malton's railway station provides connections to York's mainline station, with fast services to London Kings Cross via the East Coast Mainline. Transpennine trains from Malton run from Scarborough through York to Leeds, Manchester, and Liverpool.

Families benefit from access to a choice of well-regarded schools. The 'Outstanding' Ryedale School is just seven miles away, with Terrington Hall Preparatory School and Ampleforth College both within a comfortable half-hour's drive. For broader shopping and amenities, Vangarde retail park on the York ring road can be reached in around 35 minutes, with the historic city of York - and its superb independent schools - just beyond.

Directions

Heading north from Malton, enter the village and pass the pub and the church. The drive to the property is on the right hand side and sits between two yew hedges. The gates to the property lies directly in front.

What3words: ///searched.blush.sampling

Viewing

Strictly by appointment



ESTABLISHED 1992



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