

APPLEDALE HOUSE

Appleton, Roebuck



APPLEDALE HOUSE

**Superb village house, garage and annexe
privately situated with large gardens**

York city centre 8 miles • A1(M) 10 miles • Leeds 21 miles Harrogate
21 miles • Leeds Bradford Airport 26 miles

Main house: reception hall with galleried landing
• cloakroom wc • 2 reception rooms • kitchen/dining room
• utility room

Principal bedroom suite with bathroom • 3 further
bedrooms • 2 further bathrooms (1 en suite • 1 Jack & Jill)

Annexe: recreation room • shower/wc • first floor
1-bedroom flat

Double garage with utility room • 2 garden sheds • log
store

Drive and gardens

In all 0.35 acres

For Sale Freehold

Blenkin
& Co

ESTABLISHED 1992

Priestley House, 36 Bootham
York, YO30 7BL
sales@blenkinandco.com
01904 671672

blenkinandco.com

House – Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Appledale House, Main Street, Appleton Roebuck, York YO23 7DA

Approximate Gross Internal Floor Area

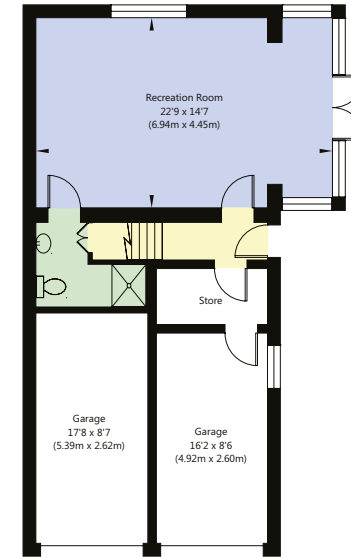
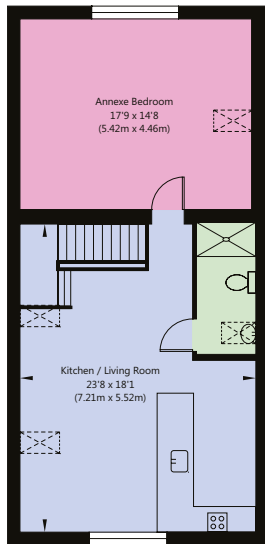
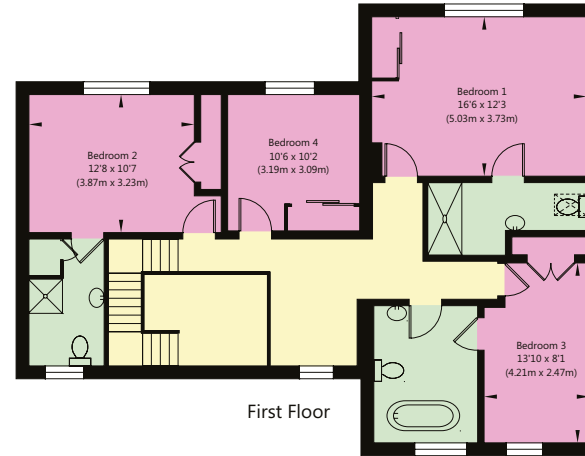
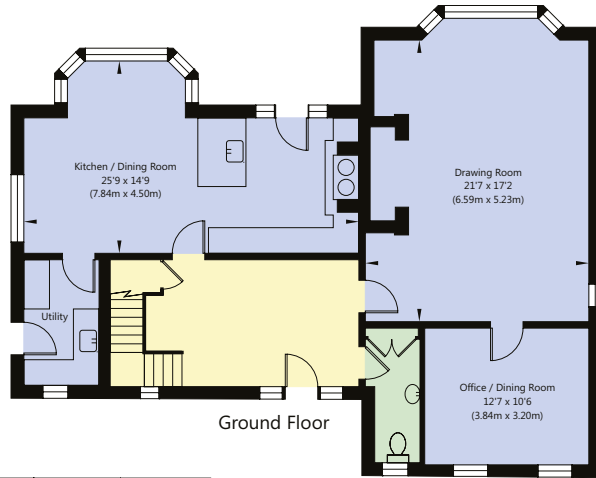
3372 SQ FT / 313.31 SQ M

(Excluding Garages and Store)

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

Annexe – Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



First Floor

Ground Floor

City

Country

Coast



Appledale House is a substantial detached family home, originally constructed in 1986, discreetly set within generous, private grounds extending to just over one-third of an acre. The property benefits from a double garage, thoughtfully extended to create a versatile two-storey annexe. The first floor of the annexe houses a self-contained one-bedroom flat, which has been successfully let as a holiday rental. Offered for sale for the first time in nearly 20 years, Appledale House presents an exceptional opportunity and is available with no onward chain.

- Superb detached village house
- Living space extending to nearly 3400 sq ft
- Double garage with extensive parking and turning area
- 2-storey annexe with self-contained 1-bedroom flat on the first floor
- Wraparound grounds including substantial garden
- Highly regarded Conservation village location
- Conveniently situated between York and Leeds



Tenure: Freehold

EPC Rating: House D, Annexe D

Council Tax Band: House G, Annexe A

Services & Systems: All mains services. Oil central heating. Cat-IV electrical system with cable to the annexe. Burglar alarms and CCTV.

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
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.





The reception hall with oak floor sits centrally and provides a welcoming entrance to the property. The drawing room features a wide bay window overlooking the garden, with a log-burning stove set beneath an oak beam and recessed herringbone brickwork. A separate living room, with two tall windows facing the drive, offers flexibility as a snug or home office.

The kitchen and dining area is a generous, family-focused space, accommodating a dining table and a sitting area in the deep bay window. The room is fitted with solid wood base and wall units, a peninsula island with an Armitage Shanks Butler sink, granite worktops, and an oil-fired Aga. French doors lead to the garden, and a utility room with Butler sink and external door to the driveway complements the kitchen. The ground floor cloakroom/wc has underfloor heating.

The ground floor living accommodation is supplemented by a garden room that could serve equally well as a games room or gym.

Upstairs, the main house features a large central landing that includes a comfortable sitting area and gives access to four double bedrooms and a house bathroom. The principal bedroom suite enjoys a shower room with underfloor heating, illuminated by a Velux window. A second bedroom suite also includes a shower room, while two further bedrooms share a spacious house bathroom with a freestanding slipper bath and heated towel rail. The fully boarded storage loft, with electric light and insulation, offers potential for further extension.



Outside

A long resin driveway leads from Main Street through electric wrought-iron gates, arriving at the front of the house and garage block. The detached double garage features electric doors, power, and water, with a useful utility room to the rear. In front, there is a generous turning area and parking space for up to eight cars, complemented by external lighting. A raised perimeter bed is planted with established perennials, and a productive Bramley apple tree sits attractively on the corner.

To the rear, the long lawned garden enjoys excellent privacy, being fully enclosed by fencing and sheltered by mature shrubs and trees including apple, pear and blackberry. From the terrace in front of the annexe, there is a delightful view up the garden, creating an ideal spot to relax and enjoy the peaceful surroundings. A winding path leads towards the timber shed and log store at the far end of the garden.





Annexe

The two-storey annexe forms an extension to the detached garage block, extending away from the main house with the garden wrapping around it on two sides. On the ground floor, a versatile 23 ft garden room provides an ideal recreation space, featuring a conservatory-style façade and French doors opening onto the terrace. Adjacent is a shower room with wc.

A staircase rises to the first floor, where a self-contained one-bedroom flat, benefiting from air-conditioning, extends to approximately 38 ft in length. It includes a spacious living area fitted with a kitchen and breakfast bar, a large double bedroom with a south facing window, and a modern shower room with a Velux window and walk-in shower. The flat has been fitted.

The flat has previously been successfully let on an Assured Shorthold Tenancy and, more recently, as a holiday let. It is currently vacant.



Environs

Appleton Roebuck is a popular Conservation village offering a good range of amenities, including two public houses, a well-regarded primary school, and a tennis club with two artificial grass courts. Despite its convenient location for access to York, the village is surrounded by attractive countryside and offers a variety of circular walks from the doorstep. The historic city of York lies approximately eight miles to the north, providing excellent independent schooling and a mainline railway station with regular direct services to London King's Cross.

Appledale House falls within the catchment area for Tadcaster Grammar School, which, along with The Grammar School at Leeds, is served by a school bus service. The nearby A64 Leeds-York-Scarborough trunk road connects to the A1(M), offering easy access to the national motorway network, while Leeds Bradford Airport can be reached comfortably in under an hour.

Directions

Coming from York and entering the village, the drive to the property is at the beginning of the village on the left hand side, next to Ainsty Garth and almost opposite Old Road signposted to Bolton Percy.

What3words: ///catching.realm.event

Viewing

Strictly by appointment.



Important notice 1. No description or information given about the property or its value, whether written or verbal and 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:** October 2025. Brochure by wordperfectprint.com

Blenkin

& Co

ESTABLISHED 1992

