

FIELDHOLME

Strensall, York

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Substantial family house convenient for York, with outbuildings and more than half an acre

*Strensall 0.5 miles • Vangarde Retail Park 5 miles
York city centre 6.5 miles • Leeds 36 miles*

Entrance and staircase hall • cloakroom wc • 3 reception rooms • study • kitchen/breakfast room • utility room

Principal bedroom suite with dressing room and bathroom • 5 further bedrooms • 3 further bathrooms

Garaging • workshop/home office • loggia • shed • greenhouse • wood store

Gardens and grounds

In all 0.57 acres

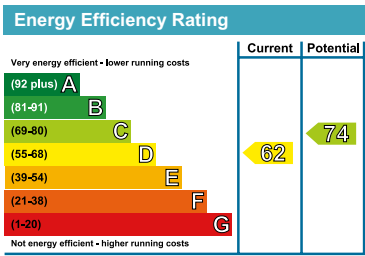
Freehold for sale

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ESTABLISHED 1992

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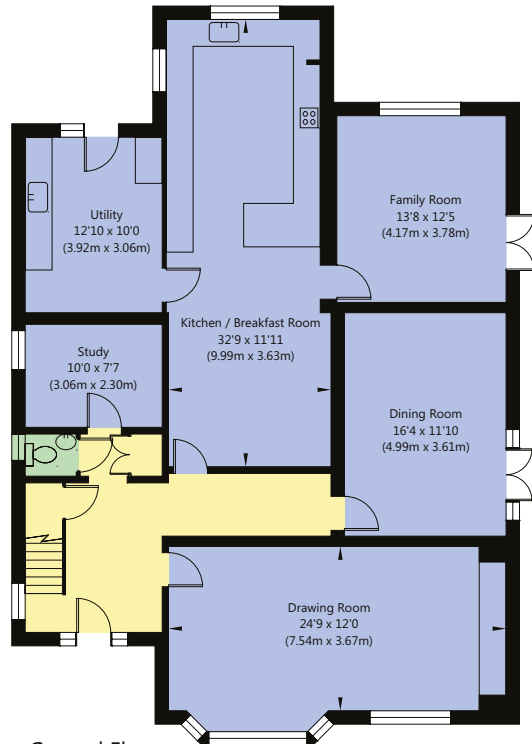
Fieldholme, Sheriff Hutton Road, Strensall, York YO32 5XH

Approximate Gross Internal Floor Area

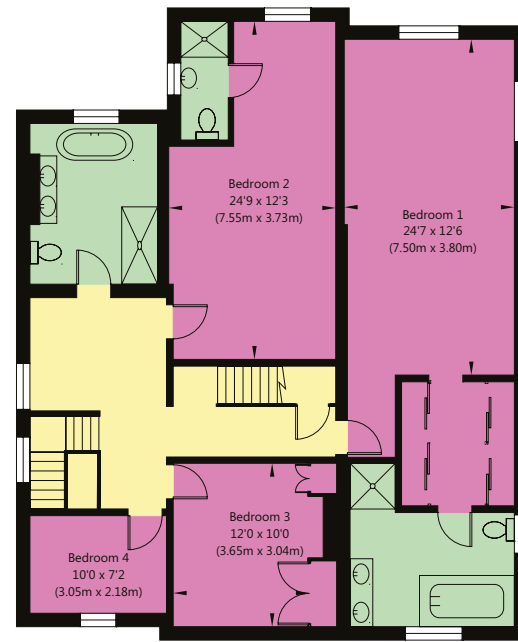
3652 SQ FT / 339.34 SQ M

(Excluding Garage and Workshop)

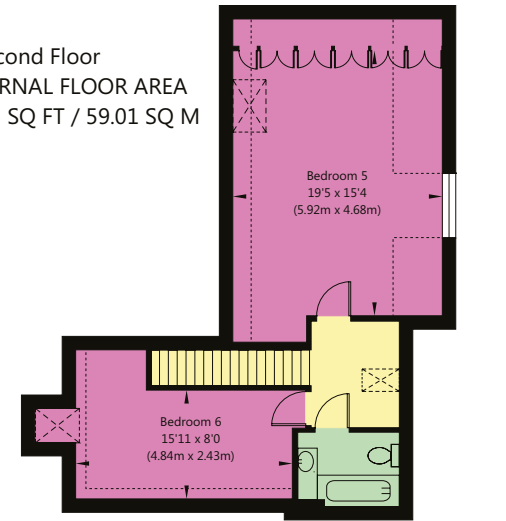
For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



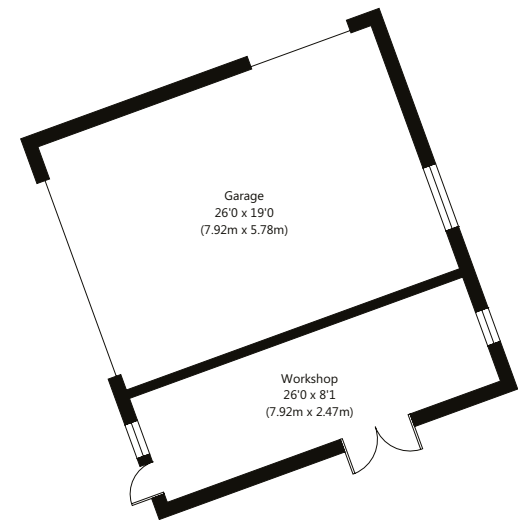
Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1553 SQ FT / 144.28 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1464 SQ FT / 136.05 SQ M



Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 635 SQ FT / 59.01 SQ M



City

Country

Coast

Fieldholme is a substantial detached house dating from the 1930s, set within mature gardens and grounds. The property has been updated in recent years to provide well-planned accommodation for modern family life while retaining the proportions and character of its original design. It occupies a semi-rural setting just outside Strensall, approximately 15 minutes' drive from York, with convenient access to the village's amenities and the York ring road.

- Detached 1930s family house in over half an acre
- Accommodation of over 3600 sq ft arranged over 3 floors
- Flexible second floor accommodation suitable for bedrooms/games room

- Garden office/workshop with French doors on to the terrace
- Garaging and gated private parking for multiple vehicles
- Mature gardens and grounds with a children's play area
- Approximately 15 minutes' drive to York

The house has been reconfigured and updated to suit contemporary family living, centred around a large open-plan kitchen and breakfast room and complemented by a series of reception rooms. Two reception rooms open directly onto the garden through French doors.



Tenure: Freehold

EPC Rating: D

Council Tax Band: F

Services & Systems: All mains services. Oil central heating. CCTV.

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: City of York
www.york.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.





The entrance hall features Merbau wood flooring, and the house has double-glazed windows throughout. The kitchen and bathrooms have been refitted with contemporary fittings.

The kitchen/breakfast room extends to more than 32 ft, providing generous space for everyday family use and informal dining. It is fitted with a peninsula island, integrated appliances and a Rangemaster cooker, and is supported by a large utility room with direct access to the driveway. The adjoining dining room opens onto the terrace through French doors, while the dual-aspect family room also has French doors and benefits from a southerly aspect.

The drawing room is centred around an inglenook fireplace with a wood-burning stove and is well lit by a series of windows, including a bay window.

A study is located off the entrance hall, and a separate home office adjoins the garage, with French doors opening onto the terrace.

The principal bedroom overlooks the gardens and includes a bespoke dressing area and an en suite bathroom. Three further first-floor bedrooms are served by two additional bathrooms, one of which is en suite. The second floor provides substantial additional accommodation, currently arranged as two further bedrooms with eaves storage. One room is equally suited to use as a games room or hobby space with views across the gardens.



Outside

Fieldholme is set back from Sheriff Hutton Road behind a stone wall, mature hedging and established shrubs. Timber gates open onto a drive fronting a lawn that extends around the house.

The principal vehicular access is from Pottery Lane at the rear, where separate entrance and exit gates lead to a large gravelled parking and turning area and the brick-built garage. The garage has power, lighting and a full-width workbench, with an attached workshop/office.

The gardens lie predominantly to the side of the house, screened from the road by established Leylandii hedging. A broad paved terrace, enclosed by box hedging, overlooks an extensive lawn bordered by herbaceous planting. Apple, pear and plum trees are distributed throughout the garden, while a bark-surfaced children's play area occupies one corner of the grounds.



Environs

Fieldholme is situated approximately half a mile north of Strensall, a large village offering a range of day-to-day amenities, including a Tesco Express. The retail outlets on the ring road, including York Community Stadium, lie with 15 minutes' drive with the city of York just beyond. A range of state and independent schools are within easy reach as is York railway station offering direct services to London, Edinburgh, Leeds, Manchester and Liverpool.

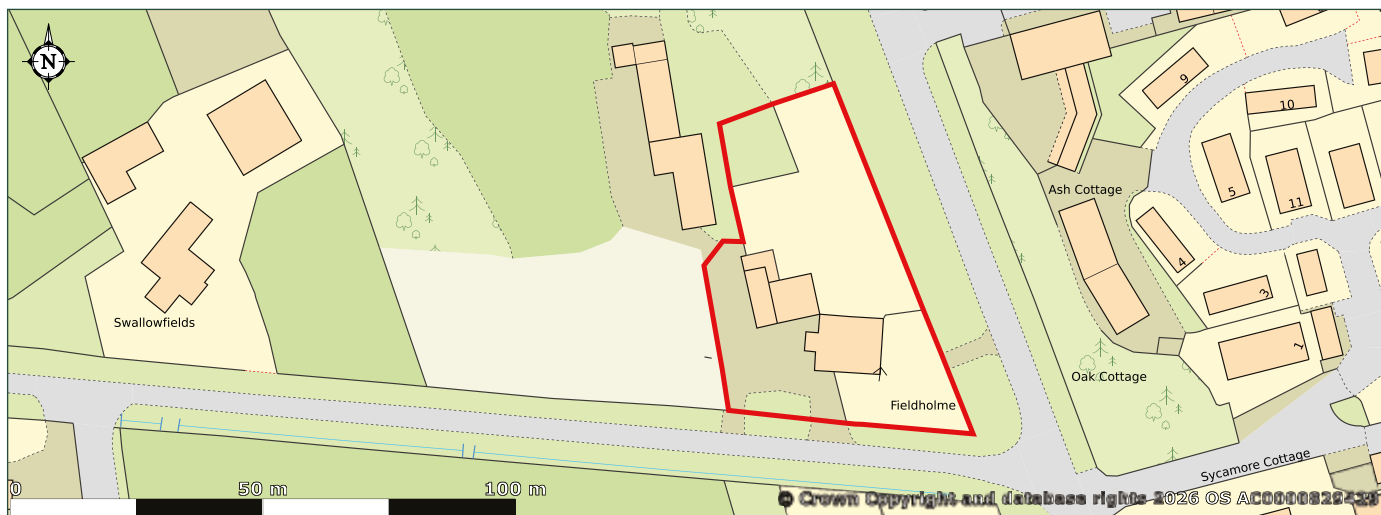
Directions

Heading out of Strensall on the Sheriff Hutton Road, the house is on the left hand side on the corner of Pottery Lane, from which the drive is accessed.

What3words: ///worthy.task.purist

Viewing

Strictly by appointment.



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