
TARLSWOOD

Tollerton, North Yorkshire



TARLSWOOD

Beautifully appointed double-fronted period house with generous gardens

*Newton-on-Ouse 2 miles • Easingwold 5 miles
York 9 miles • Thirsk 14 miles*

Entrance and staircase hall • 3 reception rooms • kitchen/ breakfast/living room • utility room • lobby • boot room with 2 wc cubicles

Principal bedroom suite with 2 bathrooms and dressing room • 4 further bedrooms • 2 further bathrooms • study/ bedroom 5

Garden room • garage • greenhouse

Gardens and grounds

In all 0.25 acres

For Sale Freehold

Blenkin
& Co

ESTABLISHED 1992

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Approximate Gross Internal Floor Area

House: 3100 SQ FT / 288 SQ M

Outbuilding: 581 SQ FT / 54 SQ M

Total: 3681 SQ FT / 342 SQ M

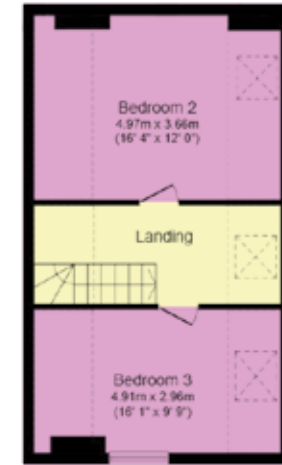
For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



Ground Floor



First Floor



Second Floor



Outbuilding

City

Country

Coast

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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		82	89

Tarlswood is an elegant early Victorian villa set within a generous plot and surrounded by beautifully landscaped gardens, designed for both relaxation and entertaining. Situated in the heart of a well-connected village with an excellent range of local amenities, the property enjoys a private and tranquil setting while remaining conveniently placed for everyday services and transport links.

A substantial residence, Tarlswood has been extended, meticulously restored and comprehensively upgraded to an exacting standard in recent years, carefully preserving its architectural character while introducing high-quality contemporary finishes.

- Detached early Victorian village house on a quarter of an acre
- Dating from 1840 and not listed
- B rating EPC – powered by green energy
- Versatile accommodation arranged over 3 floors extending over 3000 sq ft
- Luxurious kitchen and bathroom fittings
- High-spec and high-tech finishes with stylish interiors
- Ground floor bedroom suite
- Generous, landscaped and private south facing gardens
- Garden room/office/gym
- No onward chain



Tenure: Freehold

EPC Rating: B

Council Tax Band: F

Services & Systems: Mains electricity, water and drainage. Gas central heating. 6kW solar system with 21kW battery storage. Hetta underfloor heating. Mains interlinked smoke alarms in every room. Security Alarm, 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:

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 accommodation has been adapted to suit the demands of modern family life, with period features sitting harmoniously alongside sophisticated smart technology. An EPC rating of B is rarely achieved in a period home and reflects the significant investment made in the property's efficiency and sustainability.

This strikingly handsome double-fronted Victorian house is constructed of brick beneath a slate roof, featuring two symmetrical bays, gable-end chimney stacks and a decorative wrought-iron filigree above the entrance. A two-storey side extension has been carefully designed to match the original Tollerton Blend brickwork on the principal elevation using handmade bricks. In addition, a single-storey rear extension spans much of the rear elevation, creating an almost seamless connection between the interior and the gardens beyond.

Technology enhances every aspect of the home. Integrated ceiling speakers provide surround sound, while flush-fitted floor uplighters and intelligent lighting systems allow colour, brightness and atmosphere to be tailored to suit any occasion. There is underfloor heating, air conditioning and extensive smart-home functionality throughout. These modern features are complemented by high-quality traditional finishes including tumbled marble flooring, cast-iron radiators, bespoke wall panelling and plantation shutters. A refined palette of Neptune and Farrow & Ball colours has been used throughout, complemented by Sanderson, Rebel Walls and Diane Hill Chinoiserie wallpapers. Skilled craftsmen have faithfully recreated plasterwork to sit seamlessly within the architecture of the era, including elegant coving, ceiling roses, corbels and decorative detailing.



The kitchen/breakfast/living room is a superb light-filled space featuring a lantern rooflight and three sets of French doors opening onto the south-facing terrace, carefully positioned to capture uninterrupted views down the garden.

The bespoke Smallbone of Devizes kitchen incorporates a central island with quartz waterfall worktops to both sides and a breakfast bar. It is fitted with a Franke sink, Quooker boiling-water tap and a comprehensive range of integrated Miele appliances, including an intelligent induction hob with pan-recognition technology. Within the sitting area, a contemporary electric fire forms a focal point, seamlessly integrated into a bespoke media wall incorporating a 75-inch television.

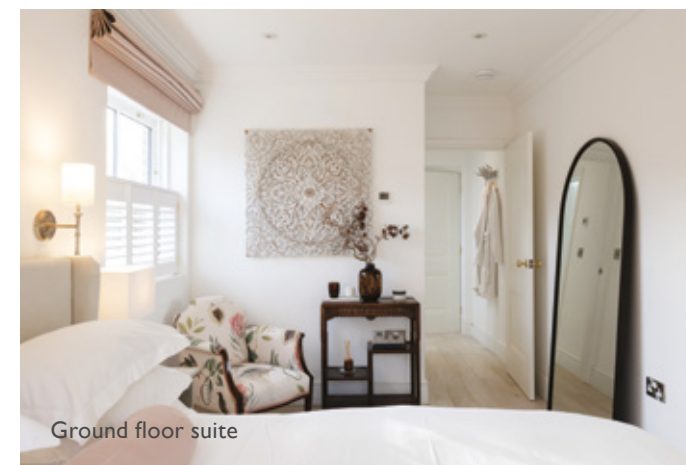
The kitchen/breakfast/living room forms part of a free-flowing entertaining space incorporating the bar and dining room, creating an ideal setting for family life and social occasions. The bar features a log-burning stove set within an oak fireplace surround, flanked by integrated drinks fridges with bespoke cabinetry above.

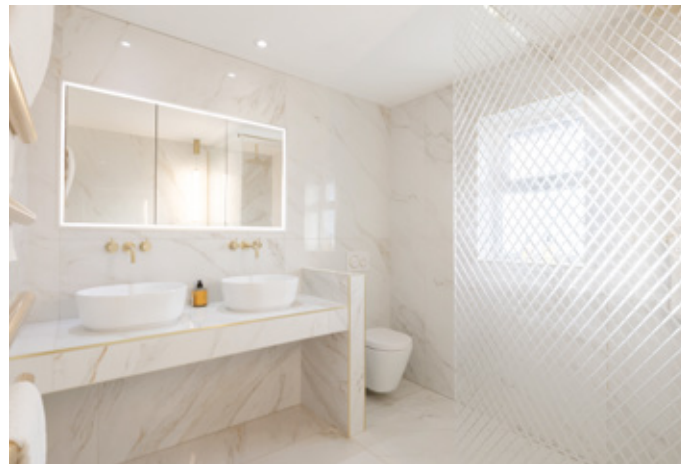
The separate drawing room is beautifully proportioned and centred around a Carrara marble gas fireplace. Oak glazed double doors on either side of the central hallway reinforce the flow between the drawing room and open plan living space, maximising natural light throughout the ground floor.

Practicality has been carefully considered within the layout. In addition to a utility/laundry room with double ceramic sinks and a rear hall, there is a dedicated boot room with two separate wc cubicles.

A ground floor guest bedroom suite comprises a dual-aspect bedroom and an en suite bathroom featuring a walk-in wet-room shower and wc with a traditional high-level Burlington cistern.

The original staircase, complete with polished mahogany handrail, rises past an elegant arched window to the first-floor landing, which provides access to the principal suite, family bathroom and study which could provide a fifth bedroom.





The luxurious family bathroom features tumbled marble flooring and a heritage-style suite incorporating a freestanding clawfoot bath and heated towel rail.

Occupying the eastern wing of the house, the principal suite provides a private retreat. The bedroom comes with a contemporary electric fire within an elegant surround and is complemented by two en suite bathrooms. One includes a large freestanding bath enjoying views down the garden, while the other is fitted with a porcelain twin-sink vanity unit and a walk-in shower with smart controls. The dressing room is lined on two sides with illuminated wardrobes, drawers and shelving.

The two second-floor bedrooms rise into the roof space, where Velux windows frame attractive views over the gardens. Exposed oak beams and chimney brickwork are enhanced by subtle LED lighting, while app-controlled electric heating provides efficiency.



Outside

A long gravel driveway along the eastern boundary provides ample off-street parking for up to four vehicles and leads to a substantial double garage of brick construction. The garage features a concrete floor, electric doors, power, LED lighting, mounted bicycle racks and a dedicated tool station.

To the front, a gravelled garden sits behind a low brick wall with stone coping and has been thoughtfully designed for ease of maintenance, complemented by a selection of ornamental trees.

The south-facing rear garden is a particular highlight, offering a beautifully landscaped and fully enclosed outdoor environment designed for both relaxation and entertaining. Arranged as a series of three interconnected garden spaces, each area provides its own distinct character and purpose.

Immediately adjoining the house is a circular lawn centred on an elegant Corten steel water bowl, framed by well-stocked borders planted with Annabelle hydrangeas, peonies and alliums. Three silver birch trees create an attractive backdrop along the western boundary. A curved flagged terrace complete with a wall-mounted heater provides an inviting setting for al fresco dining and enjoys attractive views up the garden.

A winding pathway leads discreetly through a louvred screen bordered by fragrant mock orange, into the second garden 'room' where a magnificent heritage apple tree takes centre stage within a productive orchard, underplanted with a wildflower meadow and enclosed by mature mixed hedging.

Beyond, a pergola draped with star jasmine guides you to the wellness area at the far end of the garden. This private retreat is bordered by scented lavender, aromatic catmint, ornamental grasses with a row of hornbeam trees adding further privacy. A timber garden room with a covered overhang provides a sheltered space for relaxation beside a gas fire pit. Equipped with electric heaters, Wi-Fi connectivity and a water supply, it would also serve exceptionally well as a home office, studio or gym. Opposite sits a luxurious 8ft Aspen Spas hot tub.

Adjacent to the house is a productive kitchen garden incorporating a greenhouse and four raised planting beds constructed from reclaimed brick, currently planted with a variety of vegetable and cut flowers.

The garden benefits from comprehensive ambient lighting throughout, together with external power sockets and water points, including a hot and cold water supply conveniently located near the rear entrance.



Environs

Tollerton is a thriving village offering an excellent range of amenities including an award-winning village shop and post office, doctors' surgery, public house and village hall with associated tennis courts and cricket club. Nearby Newton-on-Ouse is home to a popular riverside pub, while Linton-on-Ouse provides further village amenities together with Linton Lock, renowned for its café, restaurant and riverside walks.

To the north lies the attractive Georgian market town of Easingwold, which offers an excellent secondary school together with a comprehensive range of amenities including supermarkets, medical facilities, popular restaurants and numerous independent shops. The highly regarded independent schools of Cundall Manor, Queen Mary's and Queen Ethelburga's are easily accessible, along with the wider range of independent schools available in York.

The A19, located approximately one mile away, provides excellent access northwards to Thirsk and southwards to York. York's outer ring road and retail parks can be reached in ten minutes by car, while the city centre lies just beyond. York railway station offers regular services to major destinations including Manchester, Edinburgh and London King's Cross, with some journeys taking less than two hours.

Directions

Tarlswold can be found on the south side of the road between the village green and Tennis Court Lane.

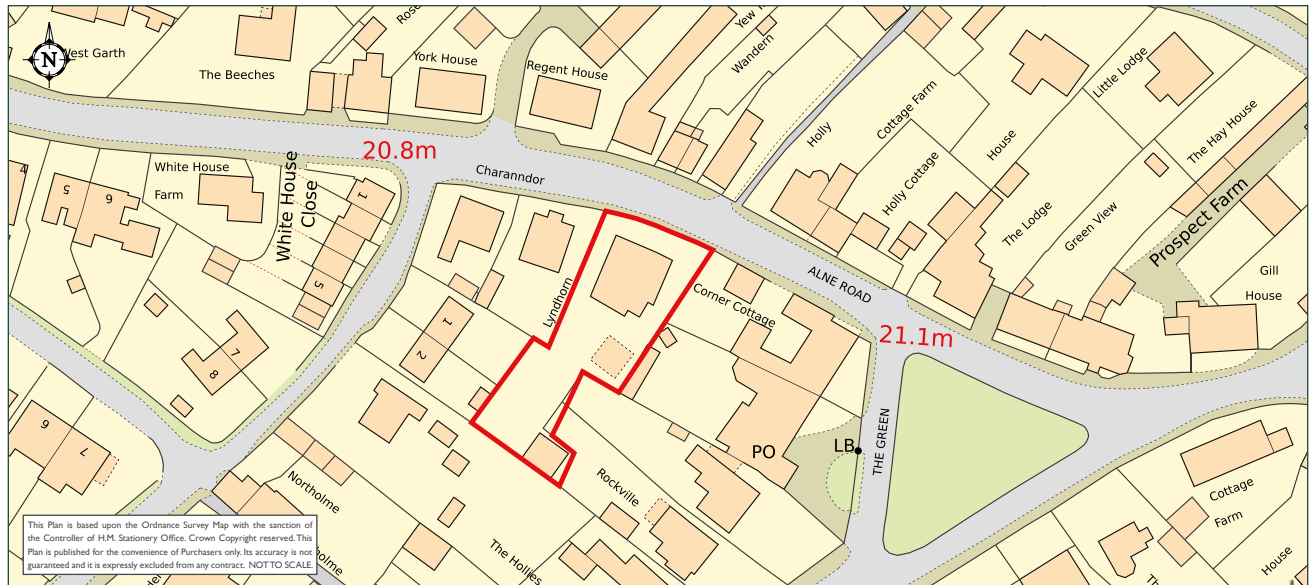
What3words: ///civic.zoom.sprains

Viewing

Strictly by appointment



ESTABLISHED 1992



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