



LYDIATE HOUSE

HIGH STREET | WHIXLEY | YORK | NORTH YORKSHIRE | YO26 8AW

Lydiate House is an immaculately presented link-detached family home occupying a delightful position within the highly regarded village of Whixley. Beautifully maintained and thoughtfully improved by the current owners, the property offers light, well-proportioned accommodation ideally suited to modern family living.

The generous sitting room opens seamlessly into a delightful garden room, where extensive glazing frames beautiful views across the landscaped gardens and fills the space with natural light. The well-appointed dining kitchen incorporates an open-plan dining area, creating a sociable space ideal for everyday living and entertaining. To the first floor are three spacious double bedrooms, complemented by a family bathroom and separate shower room.

A particular feature of the property are the exceptional gardens. Lovingly created and meticulously maintained over many years, they comprise sweeping lawns, colourful herbaceous borders, mature specimen trees and an abundance of established planting, creating a wonderful sense of privacy and tranquillity. A generous stone-flagged terrace provides the perfect setting for outdoor dining and entertaining, whilst the gardens enjoy an attractive open aspect towards the surrounding countryside.

Enjoying a peaceful position in the heart of Whixley, the property benefits from a welcoming village community, excellent local amenities and beautiful surrounding countryside, whilst remaining exceptionally well connected to Harrogate, York, Boroughbridge and the A1(M).

Beautifully presented throughout and complemented by its outstanding gardens, Lydiate House offers an enviable balance of rural living and everyday convenience.

ACCOMMODATION

GROUND FLOOR

- Reception hall
- Sitting room
- Garden room
- Dining kitchen
- Cloakroom

FIRST FLOOR

- Landing
- Principal bedroom
- Two further double bedrooms
- House bathroom
- Shower room

EXTERIOR

- Expansive landscaped gardens
- Dining and entertaining terraces
- In/out gravel driveway
- Off road parking
- Attached garage
- Utility room/laundry
- Garden store
- Greenhouse

A welcoming reception hall immediately sets the tone for the accommodation, creating a bright and inviting first impression. A striking staircase with traditional turned balustrades rises to the first floor, complemented by a large window that draws an abundance of natural light into the space. Attractive herringbone wood flooring extends throughout the hall, enhancing the warmth and character of the interior, whilst a useful built-in understairs storage cupboard provides practical everyday storage.

A well-appointed cloakroom is conveniently accessed from the reception hall. Well-proportioned and centrally positioned, the reception hall provides access to the principal ground floor accommodation and establishes an excellent sense of flow throughout the home.





The sitting room is a beautifully proportioned principal reception room, offering a warm and welcoming space in which to relax and entertain. Enjoying a dual aspect, a large walk-in bay window overlooks the attractive side garden, whilst a further window provides views over the front garden, ensuring the room is bathed in natural light throughout the day. A wealth of exposed ceiling beams enhances the room's character, whilst attractive timber flooring flows throughout and a handsome fireplace with a timber surround and cast-iron inset creates an impressive focal point.

Double doors open directly into the adjoining garden room, creating a seamless connection between the two reception rooms and providing an ideal arrangement for both everyday family living and entertaining. Beautifully presented throughout, the sitting room successfully combines period character with comfort and practicality.



Accessed directly from the sitting room, the garden room provides a wonderful additional reception space, perfectly positioned to enjoy the beautifully landscaped gardens throughout the seasons. Featuring a vaulted ceiling with exposed timber beams and extensive oak-framed glazing, the room is flooded with natural light and enjoys delightful panoramic views across the rear gardens. Natural stone flooring enhances the character of the room, while glazed double doors open directly onto the stone-flagged terrace, creating a seamless connection between the house and garden.

Whether used as a relaxing sitting area, reading room or peaceful retreat, the garden room offers an exceptional space from which to appreciate the property's stunning outdoor setting.



Accessed directly from both the dining kitchen and the adjoining garden room, the generous stone-flagged terrace provides a wonderful extension of the living accommodation and is perfectly designed for outdoor dining, entertaining and relaxing.

Enclosed by attractive brick retaining walls and beautifully framed by an abundance of colourful planting, the terrace enjoys a high degree of shelter and privacy, creating a delightful suntrap throughout the warmer months.

Stone steps rise gently to the principal gardens beyond, seamlessly linking the terrace with the expansive lawns and beautifully landscaped grounds, making it an ideal space from which to enjoy the property's exceptional outdoor setting.





The dining kitchen is a well-appointed and highly practical space, thoughtfully designed for both everyday family life and informal entertaining. Fitted with an extensive range of bespoke painted shaker-style wall and base units complemented by granite-effect work surfaces and a ceramic tiled splashback, the kitchen incorporates a central island providing additional preparation space, storage and an integrated wine rack.

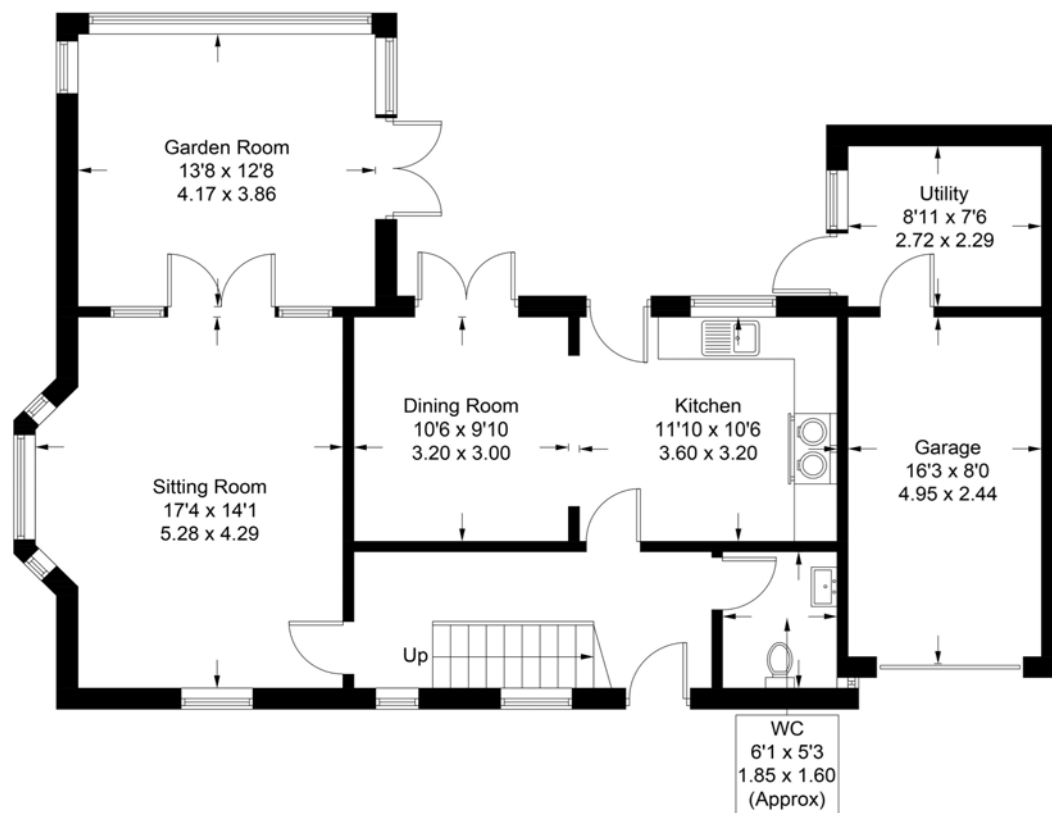
A traditional electric Aga forms an attractive focal point, whilst the inset sink is perfectly positioned beneath a window overlooking the rear terrace. The room is finished with a ceramic tiled floor and recessed ceiling lighting, with a glazed door providing direct access to the terrace, creating an effortless connection between the kitchen and outdoor entertaining areas.

Open to the kitchen, the dining area provides ample space for a family dining table and enjoys a wonderfully sociable atmosphere. French doors open directly onto the stone-flagged terrace, allowing the accommodation to flow seamlessly outside during the warmer months and making the space ideal for both family meals and entertaining.

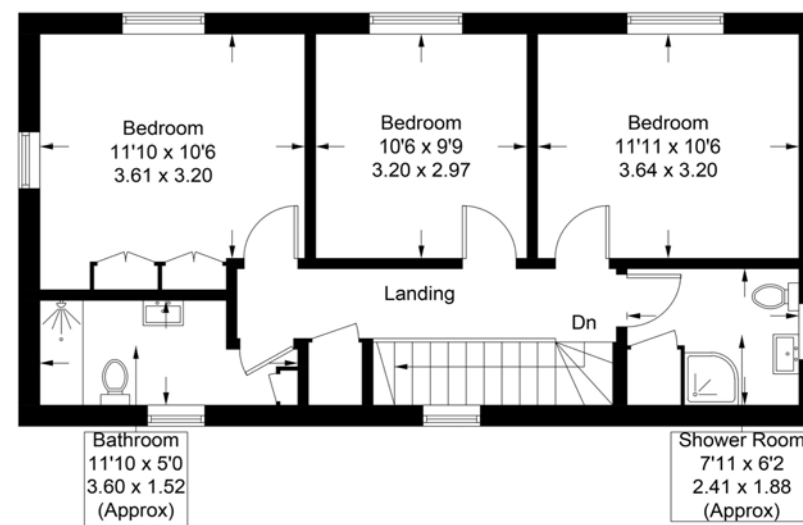


Lydiate House, High Street, Whixley

Approximate Gross Internal Area = 1481 sq ft / 137.6 sq m
(Excluding Garage)



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

FIRST FLOOR

A spacious and light-filled first floor landing creates an attractive central approach to the bedroom accommodation. A striking arched feature window over the staircase floods the space with natural light whilst providing delightful views over the surrounding gardens. The landing is finished with fitted carpeting and benefits from a useful linen cupboard and loft access, with doors leading to all three double bedrooms, the family bathroom and separate shower room.



The principal bedroom is a generously proportioned double bedroom enjoying a delightful dual aspect, with windows overlooking both the front and side gardens, allowing excellent natural light throughout the day. Peacefully positioned and beautifully presented, the room offers ample space for a full range of bedroom furniture and benefits from fitted double wardrobes providing excellent storage. Finished with fitted carpeting, the bedroom enjoys an attractive outlook across the mature gardens, creating a calm and restful atmosphere.



Bedroom Two

Bedroom two is another generous double bedroom enjoying a pleasant outlook over the beautifully landscaped rear gardens. The room offers ample space for a range of bedroom furniture and is currently arranged as a twin room, making it equally well suited as a guest bedroom or family bedroom. Finished with fitted carpeting, the room enjoys excellent natural light and a peaceful garden aspect.

Bedroom Three

Bedroom three is a well-proportioned double bedroom enjoying a delightful outlook over the beautifully landscaped rear gardens and surrounding countryside. Currently utilised as a home office and hobby room, it perfectly demonstrates the versatility of the accommodation whilst still offering ample space for use as a comfortable double bedroom. Finished with fitted carpeting and enjoying excellent natural light, the room provides a peaceful and adaptable space, equally suited as a guest bedroom, nursery, study or home office.





House Bathroom

The house bathroom has been tastefully updated to provide a stylish and contemporary family bathroom. A large window to the rear elevation fitted with plantation shutters allows excellent natural light whilst maintaining privacy. The suite comprises a panelled bath with a rainfall shower and glazed screen, vanity wash hand basin with storage beneath, and a concealed cistern WC. Attractive marble-effect wall tiling to the bathing area is complemented by elegant botanical wallpaper, creating a light and sophisticated finish.



Shower Room

Complementing the house bathroom is a separate, well-appointed shower room, finished to a modern standard with extensive natural stone-effect wall tiling and wood-effect flooring. The suite comprises a glazed corner shower enclosure, pedestal wash hand basin and low flush WC, together with a chrome heated towel rail. A window fitted with plantation shutters provides natural light, making this an ideal additional shower room for family members or guests.





GARDENS AND GROUNDS

A gravel in-and-out driveway provides an impressive approach to Lydiate House, offering extensive off-road parking for numerous vehicles together with access to the attached garage. Positioned behind the garage is a useful utility room, providing excellent additional storage and laundry facilities. The house is approached via an attractive oak-framed entrance porch, whilst mature hedging, specimen trees and beautifully stocked borders create an immediate sense of privacy and arrival.

The gardens and grounds are undoubtedly one of the property's defining features. Beautifully designed and meticulously maintained, they extend predominantly to the rear and side of the house, combining expansive lawns with richly stocked herbaceous borders, mature shrubs, specimen trees and ornamental planting to provide exceptional year-round colour and interest.

Immediately adjoining the conservatory is a generous stone flagged terrace, ideally suited to outdoor dining and entertaining whilst enjoying delightful views across the gardens. The principal rear garden is laid mainly to an immaculate sweeping lawn, framed by deep, well-stocked borders and complemented by carefully positioned seating areas that provide peaceful places to relax throughout the day.

Towards the far end of the garden, a further paved seating terrace enjoys a tranquil setting alongside a timber garden shed and greenhouse. Beyond the formal gardens, the property benefits from an attractive open outlook across adjoining countryside, enhancing both the sense of space and its peaceful rural setting.

To the side of the house, gently winding lawned pathways meander beneath mature trees through beautifully landscaped borders, creating a sheltered and picturesque garden area rich in character. The abundance of established planting attracts a wealth of wildlife whilst ensuring a high degree of privacy throughout the grounds.

Overall, the gardens have been thoughtfully planned to create a series of distinct outdoor spaces, perfectly suited to both entertaining and quiet enjoyment, providing an exceptional setting for this charming family home.





LOCATION



Whixley is a charming and highly regarded village offering an enviable blend of rural tranquillity and a thriving community spirit. Surrounded by open countryside, the village has retained its traditional character, with an attractive mix of period homes, mature trees and quiet country lanes creating an idyllic setting in which to live. At the heart of the village is the historic Church of the Ascension, a beautiful landmark that reflects Whixley's long and fascinating history, dating back to the Domesday Book.

Today the best-known establishment in Whixley is probably The Anchor, a friendly and popular public house serving good food and locally brewed beers. The Village Hall, built in 1935 on the initiative of the W.I. is much used and is the home of Whixley Badminton Club. The Hall hosts, dances, parties, quiz nights, regular bridge afternoons as well as the meetings of the Parish Council, W.I., Toddler Group and monthly resident lunches throughout the winter. It also stages the annual Whixley Pantomime, annual bonfire and 5k/10k fun run are highlights of the autumn season.

As well as those mentioned above, Whixley has a thriving Cricket Club with two teams – ladies and juniors welcome. Bellringers and Choristers meet regularly at the church for practice.

Whixley Village Shop was originally opened as a community venture and is now run by Helen Tessyman who also runs the shop in nearby Marton cum Grafton. The shop itself is owned by the Parish Council. The shop stocks Voakes Pies, made in Whixley, and a wide range of groceries and supplies including fruit, vegetables, bread and milk, ice cream, and newspapers as well as a selection of wines, beers and soft drinks. Daily newspapers can be ordered and collected from the shop. This quintessential English village offers a vibrant and varied community ideally suited for family life.

EDUCATION

The area is well served by schools for children of all ages both in the public and private sectors, notably Kirk Hammerton primary school, St Olave's, St Peter's and Bootham in York. Queen Ethelburga's is under two miles away.

SPORTS AND RECREATION

Whixley enjoys a strong community spirit with a range of recreational facilities centred around the village hall, recreation ground and children's play area. The village is also home to a thriving cricket club, while a variety of local clubs and community groups provide activities and events throughout the year.

Surrounded by beautiful North Yorkshire countryside, Whixley is an excellent base for walking, cycling and horse riding, with an extensive network of public footpaths, bridleways and quiet country lanes on the doorstep.

A wider range of sporting and leisure facilities can be found in nearby Boroughbridge, Knaresborough, Harrogate and York, including golf courses, tennis clubs, leisure centres, swimming pools and a variety of sports clubs, all within easy reach.

TRANSPORT LINKS

ROADS

Whixley enjoys an excellent location with convenient access to the region's principal road network. The nearby A59 provides direct links to York and Harrogate, while the A1(M) is just a short drive away, offering excellent connectivity north and south to Leeds, Wetherby and the wider motorway network.

This highly accessible location makes Whixley ideal for commuters while retaining all the benefits of peaceful village living.

TRAINS

Whixley is well served by rail, with Cattal railway station just a short drive away. Situated on the Harrogate Line, it offers regular services to York, Harrogate and Leeds, with onward connections from York to London's King's Cross, Edinburgh and destinations across the national rail network. The station provides an excellent option for commuters and those travelling further afield.

AIRPORTS

Whixley is conveniently located for access to several regional and international airports. Leeds Bradford Airport is approximately 20 miles away, offering an extensive range of domestic and European flights. Teesside International Airport and Manchester Airport are also readily accessible, providing an excellent choice of national and international destinations for both business and leisure travellers.





Method of Sale: The house is offered for sale by private treaty; however, the Agents reserve the right to conclude negotiations by any other means at their discretion.

Services: Mains electricity, water and drainage. Oil fired central heating.

Fixtures and fittings: All items normally designated as fixtures and fittings are specifically excluded from the sale unless they are mentioned in the particulars of sale.

Covenants, Easements, Rights of Way: The property will be sold subject to all covenants, easements and rights of way whether specifically mentioned in these particulars or not.

Energy Performance Certificate: Rating E: Full copy of the energy performance certificate is available upon request.

Tenure and Possession: The property is offered for sale freehold with vacant possession upon completion.

Mileages: Boroughbridge 7 miles, Knaresborough 7 miles, Harrogate 11 miles, York 12 miles, Leeds 29 miles (All mileages are approximate)



Buchanan Mitchell
Estate Agents

Buchanan Mitchell Ltd, their clients and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Buchanan Mitchell have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Buchanan Mitchell Ltd Chartered Surveyors & Estate Agents
5 Foundry Yard New Row Boroughbridge York YO51 9AX
01423 360055 | Info@buchananmitchell.com
www.buchananmitchell.com

rightmove



RICS

