

THE HEIGHTS

Keldholme, York, North Yorkshire



THE HEIGHTS

Appealing family house situated along a private lane, with landscaped gardens, paddock and outbuildings

*Helmsley and Pickering 6 miles • Malton 12 miles • Thirsk 21 miles
•Yorkshire coast 24 miles • York 27 miles*

Entrance and staircase hall • kitchen breakfast room • wc • utility room • wet room • 2 reception rooms • 4 bedrooms (2 with en suite bathrooms and dressing rooms) • house bathroom

Garden studio /home office

Integral double garage • car port • gated parking for multiple cars • garden shed

Landscaped garden with pavilion

Stable block • greenhouse • open barn • workshop • store

Paddock

In all approximately 1.1 acres

For Sale Freehold



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Approximate Gross Internal Floor Area

House: 2,698 SQ FT / 250.7 SQ M

Garage & Car Port: 532 SQ FT / 49.3 SQ M, Annexe: 277 SQ FT / 25.7 SQ M, Outbuildings: 1,237 SQ FT / 114.9 SQ M

Total: 4,743 SQ FT / 440.6 SQ M

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

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(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

The Heights is a modern, detached country house, one of just three similar properties set along a private no-through lane on the upper edge of the village. Elevated above its surroundings, the house enjoys an attractive outlook across its own paddock and the open countryside beyond.

Since 2020, the property has undergone a programme of considered upgrading, creating a spacious, versatile and energy-efficient home well suited to modern family life in the country. In addition to the house, there is an integral double garage, car port, landscaped private garden and, across the lane, an enclosed paddock with a range of useful outbuildings - providing an

exceptional combination of space for family life and recreation.

- Detached house standing in a third of an acre
- House extending to nearly 2700 sq ft
- Energy efficient and economical to run
- Integral garage and car port
- Gated driveway offering generous parking
- Paddock of 0.8 acres with a wildlife pond and orchard
- Range of outbuildings
- Convenient location with easy access via the A170



Tenure: Freehold

EPC Rating: C

Council Tax Band: G

Services & Systems: Mains water, electricity and gas. Ground source heat pump and UV solar energy system. Private drainage. Security alarm. CAT5 wiring.

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

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 Heights is a brick-and-pantile house constructed in the early 1990s and subsequently comprehensively upgraded. Energy efficiency has been given particular consideration, with a ground source heat pump and solar energy system forming part of the specification, providing efficient heating and on-site renewable energy.

The open-plan kitchen/breakfast room forms the heart of the home, providing a generous space for everyday family life. Double aspect, with a door opening directly onto the rear garden, the room is fitted with a peninsula island incorporating a breakfast bar, granite work surfaces, Bosch gas hob and extractor, integrated Bosch ovens and SMEG appliances. A large adjoining utility room provides additional practical space and incorporates a separate wet room/wc.

Glazed double doors lead into the dining room with an outlook over the garden, while the sitting room spans the depth of the house. A wood-burning stove creates a natural focal point and a large sliding door opens directly onto the patio, connecting the principal living space with the rear garden.

The entrance hall features a double-height ceiling, arched window and handsome turning staircase, which has open treads and a glass balustrade.

Four generous double bedrooms are arranged either side of the first-floor landing, three with fitted wardrobes. Two are bedroom suites incorporating a dressing room, bathroom and eaves storage. The en suite bathrooms are fitted with quality sanitaryware and Amtico flooring, and the large house bathroom is similarly finished and includes both a bath and separate shower.



Outside

Timber gates open to a generous parking and turning area that sweeps in front of the integral double garage with electric roller door and car port with EV charger. Behind a secure side gate is a garden shed and log store.

The north-western boundary is formed by a grassy bank planted with buddleia and screened by a mature evergreen laurel hedge, creating an effective buffer from the country road. In front of this is an expansive area of lawn, edged by established borders with a circular brick-edged patio, accessed directly from the sitting room.

At the front of the property, the landscaped garden has been thoughtfully designed for relaxed outdoor living and privacy. Curving gravel pathways weave through areas of lawn, with flowering perennials along the boundaries and raised beds planted with ornamental grasses, creating a naturalistic yet well-structured setting with interest throughout the seasons.

At the heart of the garden is an elevated timber-framed pavilion, approached beneath a rose-covered arbour and framed by climbing plants. It provides an attractive al fresco dining terrace and a sheltered place from which to enjoy the garden.



A detached cedar-clad garden studio is a versatile, ancillary living space, suitable for use as a home office, gym or creative retreat. Extending to 277 sq ft, the studio is insulated and fitted with double-glazed windows, electric heaters, power, lighting and an internet connection. Bifold doors open wide onto the paved terrace with views across the garden.

Paddock and Outbuildings

Opposite the house, on the other side of Kraig Lane, lies the enclosed paddock extending to approximately 0.8 acres. It is accessed through a five-bar gate and provides a valuable area for family recreation.

An irrigation system drains into a wildlife pond, which has been planted and landscaped with a seating area and sheltering yew hedge. Young planting along the eastern corner of the paddock is becoming established as a shelterbelt. There is also an established orchard containing a variety of fruit trees, together with a fruit cage and vegetable patch, creating a productive extension to the garden.

The outbuildings have recently been re-roofed in metal.

The detached stable block with railed yard comprises four loose boxes and is currently used for storage. It offers considerable flexibility for future use.

A further barn, together with adjoining workshop, store and greenhouse, is positioned within a secure, enclosed gravelled compound. The compound has a water supply and is accessed through secure gates. Attached to the open barn is a store and secure workshop, both with power and lighting.





Environs

Keldholme is a small hamlet situated alongside the river Dove, on the outskirts of Kirkbymoorside and close to the A170 Thirsk-Scarborough Road, less than a mile from the North York Moors.

Kirkbymoorside is a traditional market town offering a good range of everyday amenities, including independent shops, a market, primary school, sports clubs and an 18-hole golf course. Ryedale School, rated Outstanding by Ofsted, is approximately four miles away, while independent schooling in the immediate region can be found at Scarborough, Terrington and Ampleforth.

The market towns of Helmsley, Pickering and Malton are very accessible with Malton Railway Station providing a direct connection to York, Leeds and Manchester, and the mainline service at York operating a fast service to London.

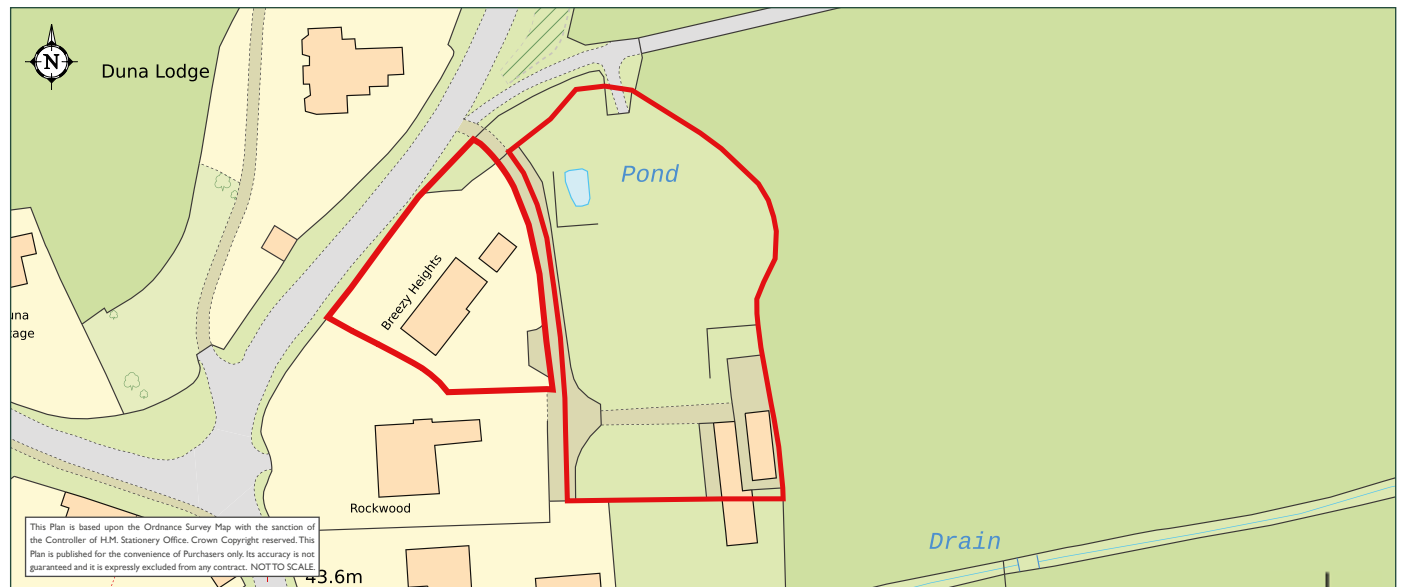
Directions

From the A170, just east of Kirkbymoorside, take the road north signposted Keldholme. Continue for a few hundred metres, following the road to the right, and then take a sharp, right hand turn for Kraig Lane, just before the National Speed Limit sign. The house is the first on the right hand side.

What3words: ///half.prouder.husband

Viewing

Strictly by appointment.



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