

ORCHARD DENE

Hutton-le-Hole, North Yorkshire



ORCHARD DENE

Attractive house surrounded by delightful gardens, situated in the heart of a moorland village

*Kirkbymoorside 3 miles • Pickering 9 miles • Helmsley 9 miles
York 27 miles*

Porch • kitchen with pantry area • utility room • dining room • sitting room • snug/study • garden room • shower room

Principal bedroom suite with shower room • 4 further bedrooms • house bathroom

Gardens • driveway parking • 2 garden sheds • potting shed

In all 0.342 acres

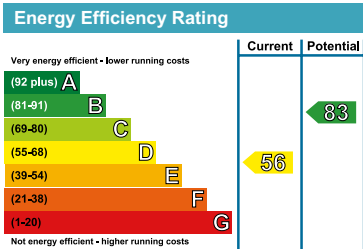
For Sale Freehold

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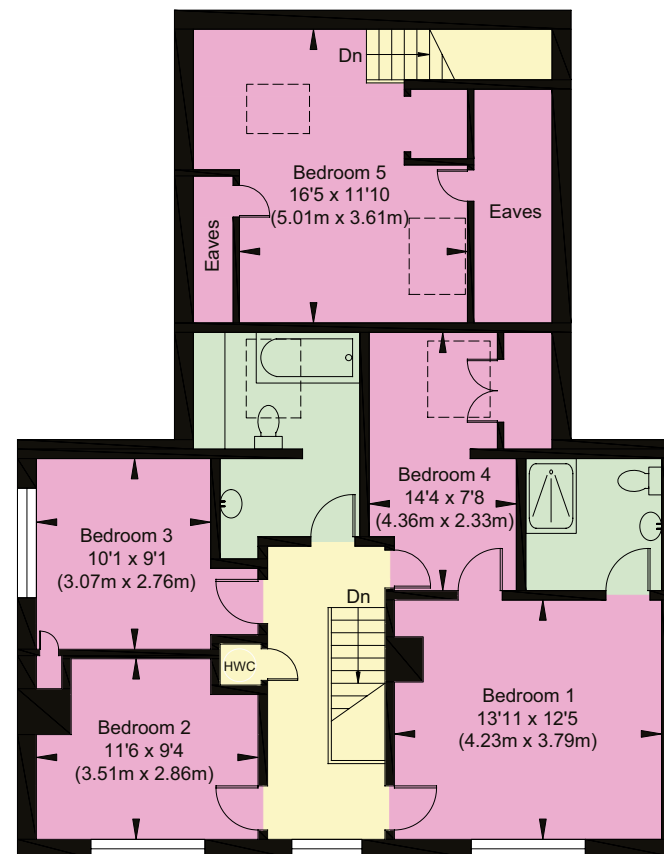
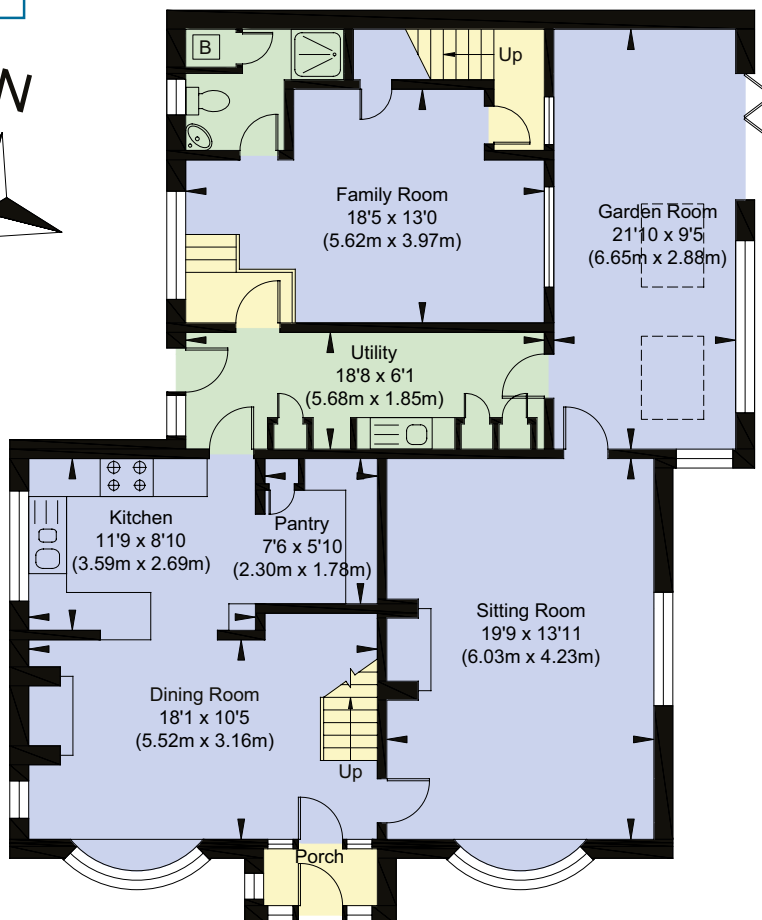
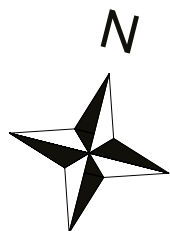


Orchard Dene, Hutton-le-Hole, North Yorkshire YO62 6UD

Approximate Gross Internal Floor Area

2369 SQ FT / 220.10 SQ M

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



City

Country

Coast

Orchard Dene is a substantial stone house that occupies an enviable position at the head of the village, high above the beck, on a peaceful lane set back from the main street. Built in the 1970s in the vernacular style using stone reclaimed from a former chapel, the house has matured beautifully over the years, blending into the surrounding natural landscape. The established gardens envelop the property, providing a rich tapestry of mature planting and year-round interest, with the principal rooms enjoying delightful views across the grounds. Beautifully presented throughout, the spacious and well-appointed accommodation offers the versatility to create a self-contained annexe.

- Detached family house in a delightful setting
- Versatile accommodation extending to almost 2400 sq ft
- Open plan kitchen/dining room
- Ground floor shower room and potential for annexe
- Outstanding wraparound gardens
- Picturesque moorland village
- Rural but accessible

This detached, double-fronted, stone and pantile house is arranged on a north-south axis and features a central stone porch. It occupies an elevated plot with the village beck forming the eastern boundary.



Tenure: Freehold

EPC Rating: D

Council Tax Band: F

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

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.

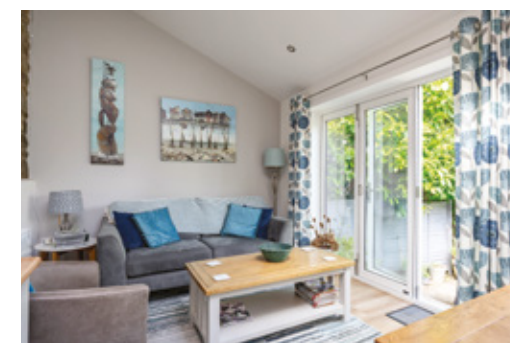
Local Authority:

North Yorkshire Council
www.northyorks.gov.uk
 North York Moors National Park

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 fitted kitchen is partially open to the dining room, creating a bright and practical family space. The dual-aspect dining room includes a shallow bay window with views south across the gardens and is centred around a multi-fuel stove beneath an oak mantel. The kitchen is fitted with a comprehensive range of integrated appliances, including an induction hob, quartz worktops and a peninsula breakfast bar. Adjacent is a generous utility room with fitted storage and a sink.

The sitting room is well proportioned and centred around a recessed multi-fuel stove beneath an oak mantel. A south-facing bay window overlooks the gardens towards the beck, while a further window provides additional natural light. A glazed doorway leads to the garden room, which has bi-fold doors opening onto the garden.

The principal staircase leads to four further bedrooms and the house bathroom. The principal bedroom benefits from an en suite shower room, while the adjoining fourth bedroom is currently arranged as a dressing room.





Outside

The gardens surround the house, extending predominantly to the north, south and east. To the west is a driveway providing off-street parking for several vehicles, with pedestrian access through a gate in the dry stone boundary wall.

The landscaped gardens include gravel paths and shallow stone steps winding through rockeries, mature shrubs, herbaceous borders and a variety of hardwood and fruit trees.

Sloping lawns extend towards the village beck, while paved and gravelled seating areas are positioned around the garden to make the most of the changing aspect throughout the day.



Environs

Hutton-le-Hole lies on the southern edge of the North York Moors National Park, a short distance from the market town of Kirkbymoorside. The heritage coastline at Scarborough and Whitby is within easy reach, as are the market towns of Helmsley, Pickering, Malton and the city of York. The surrounding National Park offers extensive opportunities for walking, cycling and riding.

Widely regarded as one of Yorkshire's best-known moorland villages, Hutton-le-Hole is characterised by traditional stone cottages grouped around a broad village green, where sheep graze freely and the shallow beck flows through the centre. The village has a good range of amenities, including a traditional country pub, tea rooms, independent craft shops and the Ryedale Folk Museum. It is well placed for access to the surrounding market towns and, via Blakey Ridge, provides a direct route towards Teesside through the North York Moors.

Directions

On entering the village from a southerly (A170) direction continue down the hill taking the first left turn, follow the right fork that runs alongside the beck and Orchard Dene lies a couple of hundred yards up on the right hand side.

What3words: ///gasp.butterfly.accented

Viewing

Strictly by appointment.



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