



Dee Atkinson & Harrison

THE OLD RECTORY, MAIN STREET, SLEDMERE, **EAST YORKSHIRE**

CHARTERED SURVEYORS & ESTATE AGENTS



Dee Atkinson & Harrison

'THE OLD RECTORY' SLEDMERE EAST YORKSHIRE YO25 3XQ

**Offers in the Region of
£865,000**

Driffield 7 miles | Malton 12 miles |
Hull 26 Miles | York 25 miles | Bridlington 18 miles

A rare opportunity to acquire a distinguished Grade II listed house set within one of East Yorkshire's most picturesque Estate villages. The Old Rectory stands as a fine example of Georgian influence, with later Victorian additions, forming a handsome and well-balanced home of clear architectural presence. Constructed in mellow red brick beneath a slate roof, the house displays the symmetry and proportion typical of its period. Tall sash windows draw in natural light, while twin chimney stacks and simple detailing give the property a restrained elegance.

Internally, the house offers generous ceiling heights and well-proportioned rooms that enjoy an abundance of natural light and original character features. The layout suits both family living and formal entertaining.

The property sits within established grounds, enclosed by a mix of traditional brick walls, fencing, and hedging, creating a high degree of privacy. The gardens are mainly laid to lawn with mature trees and planting, offering open views of the surrounding countryside and seasonal colour. A paved York stone terrace provides space for outdoor dining, while outbuildings and garaging add practical value.

The property has been a family home to the current owners for 28 years, during which time they have maintained it with great care, including recently repointing all four elevations and the roadside wall in lime mortar, renovating the guttering, and replacing all but one window with bespoke hardwood sashes.



Sledmere itself is a highly regarded Estate village, known for its architectural consistency and careful stewardship. The village has strong historical ties to the Sledmere House estate, which has shaped its character over centuries. The Old Rectory is believed to be one of only a handful of privately owned residential properties within this conservation village, making it a uniquely rare offering.

LOCATION

Set within a landscape that has inspired David Hockney during his celebrated return to Yorkshire. The village features in his work titled 'The Road to York Through Sledmere (1997)', which reflects the distinctive character of the village and its setting within the wider landscape. The Old Rectory itself is depicted within this piece (top left).

Sledmere lies within the rolling landscape of the Yorkshire Wolds, an area known for its open countryside, quiet lanes, and attractive villages. The nearby market towns of Driffeld and Malton provide everyday amenities, including shops, schools, and rail connections. The historic city of York is within comfortable reach, and the East coast is also close by, with Bridlington offering sandy beaches, a harbour, and coastal walks. The wider region supports a range of outdoor pursuits including walking, cycling, golf and riding.

Transport links connect the area to Hull, Leeds, York and beyond, making the location suitable for both permanent residence and a country retreat.

ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH

With tiled floor and plant shelving.

ENTRANCE HALL

With a Victorian tiled floor, a single radiator, and a dado rail. Ornate cornicing to the ceiling, an access trap to the cellar, picture rail, and a staircase leading off.

UTILITY ROOM

With an understairs cupboard and quarry tile floor.

Custom-made painted units, including a twin Belfast sink with mixer tap. Plumbing for an automatic washing machine, base cupboards, and drawers. Oil-fired central heating boiler, inset ceiling spotlights, meat hooks, cloak hooks, and shoe storage. Rear entrance door.

KITCHEN

With wood laminate flooring, two oven, oil-fired Aga, plumbing for an American-style fridge, custom-made painted units including base, wall and drawer units and hardwood worktops. Four-ring ceramic hob and a Bosch single-oven with an extractor canopy over, twin Belfast sink with mixer tap and spray attachment, inset ceiling spotlights and a clothes airer.

DINING ROOM

With wood laminate flooring, a log burner set in a stone fireplace, two single radiators, a dresser unit with base cupboards and drawers, a hardwood worktop and glazed display units, coving to the ceiling, and inset ceiling spotlights.

DRAWING ROOM

With a bow window, dado rail, open fireplace with a Baxi grate, two double radiators and a single radiator. folding wooden internal shutters to the north-facing window. Picture rail.

SITTING ROOM

With log burner set in a stone fireplace. Two double radiators, dado rail, picture rail, folding wooden internal





shutters to north-facing window and a fitted bookcase with cupboards below.

CELLAR

Approached via a trapdoor in the entrance hall, stone steps lead down to a vaulted cellar with a shelving and wine bins.

HALF LANDING

From which access is afforded to:

FAMILY BATHROOM

Comprising a panel bath and a large walk-in shower. Villeroy & Boch Low-level WC with a concealed cistern, vanity wash-hand basin with cupboards below. Fully tiled walls, two heated towel rails, extractor fan, inset ceiling spotlights and a vanity mirror.

MAIN LANDING

With an enclosed staircase leading to the second floor, a single radiator, an under stairs cupboard, and a door giving access to bedrooms three and four.

MASTER BEDROOM

With custom-made fitted wardrobes, drawers and cupboards, matching bedside tables, two double radiators, secondary double-glazing to one window and a window seat with cupboards below to the other. Ornate basket grate fireplace.

MASTER BATHROOM

With Jacuzzi bath, low-level WC, enclosed shower, pedestal wash-hand basin, heated towel rail, inset ceiling spotlights, inset speakers, extractor fan, limestone flooring and tiling to the walls. Vanity cupboard with mirror and vanity light.

BEDROOM TWO

With two double radiators, secondary double-glazing to both windows, dado rail, picture rail, fitted custom-made elm wardrobes and an ornate basket-grate fireplace.

BEDROOM THREE

With two single radiators, fitted wardrobes, an ornate fireplace (sealed), moulded cornices, and inset ceiling spotlights.



BEDROOM FOUR

With a pedestal wash-hand basin, fitted wardrobes and a corner desk, double radiator, dado rail, vanity cupboard with a mirrored door, moulded cornices to the ceiling, ornate fireplace (sealed), and inset ceiling spotlights. Airing cupboard.

BEDROOM FIVE

Another double bedroom with a single radiator and fitted wardrobes. Door to a large walk-in boxroom.

BEDROOM SIX/OFFICE

With fitted bookcases and a single radiator.

OUTSIDE

The Old Rectory stands on a site of approximately 0.57 acres. A private access drive, enclosed by double gates, leads to a parking and turning area with an EV charging point. The drive also provides access to the two single garages.

The garages are enclosed by hinged, double wooden doors and are connected to power and light. Adjoining the garages is a useful outdoor WC and a log store. Opposite the garages, a second brick-and-slate building houses a coal shed and a garden store.

The gardens of the house lie to the North, East and West and are mainly laid to lawn, with occasional borders and mature trees. There is also a dog kennel and a York stone patio to the front (West) elevation.

SERVICES

Mains water, electricity and drainage are connected to the property. The property is heated via an oil-fired boiler located in the utility room.

TENURE

Freehold with vacant possession upon completion.

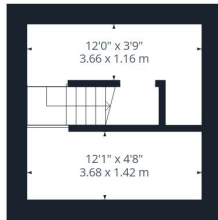
COUNCIL TAX

Council Tax is payable to East Riding of Yorkshire Council. The property is listed as being in Council Tax Band F.

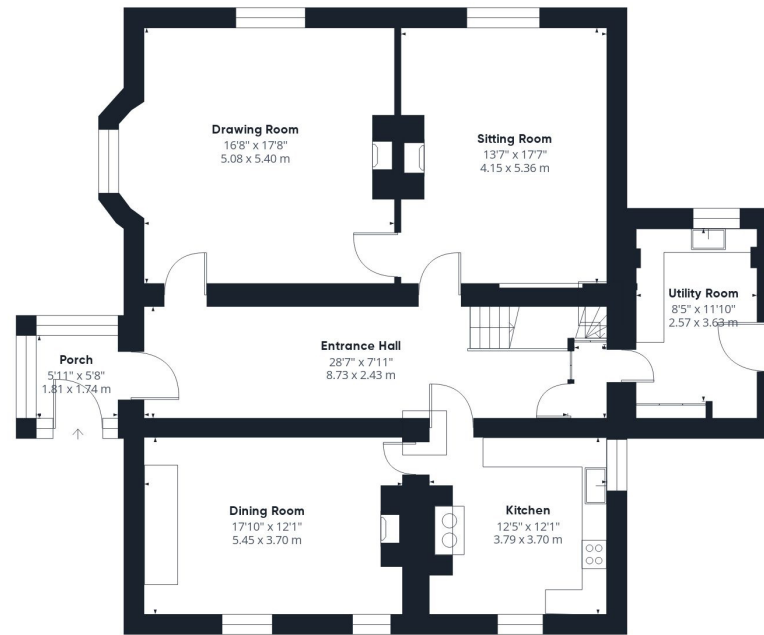
VIEWING

Strictly by appointment with the sole agents on 01377 241919.





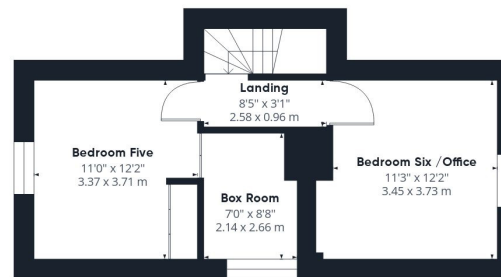
Cellar



Ground Floor



First Floor



Second Floor

Approximate total area⁽¹⁾

2995 ft²

278.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	41 E	
21-38	F		
1-20	G		

