

SOMNERFIELD HOUSE

Oulston, York



SOMNERFIELD HOUSE

**Detached village house with a garage,
surrounded by walled gardens**

*Easingwold 3 miles • A19 5 miles • Thirsk 10 miles
Helmsley 10 miles • York 16 miles • A1(M) 16 miles*

Porch • traditional entrance and staircase hall • cloakroom/
wc • 2 reception rooms • garden room • study • kitchen/
breakfast room • utility room • ground floor bedroom suite

Principal bedroom suite with dressing room and bathroom
• 3 further bedrooms • house bathroom • part boarded loft

Integral garage • driveway • garden shed • open stores

Landscaped wraparound gardens

In all 0.24 acres

For Sale Freehold

Blenkin
& Co

ESTABLISHED 1992

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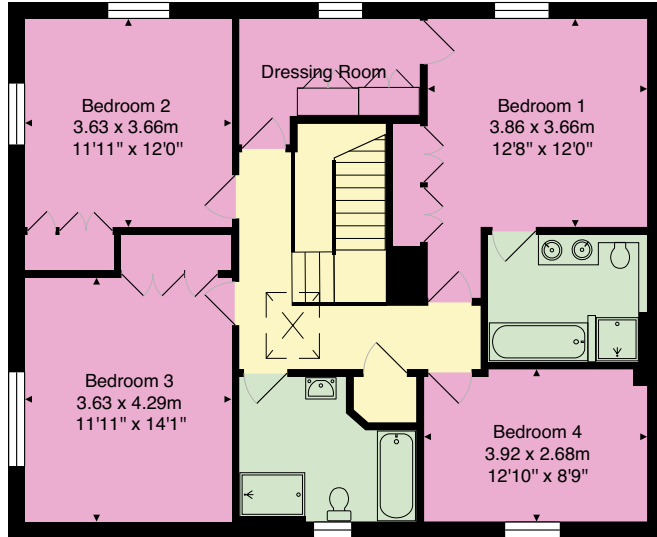
Approximate Gross Internal Floor Area

Main House 245 SQ M / 2643 SQ FT - (Excluding Garage)

Total - 272 SQ M / 2928 SQ FT - (Including Garage)

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

First Floor
Area: 96.7 m² ... 1041 ft²



Ground Floor - (Excluding Garage)
Area: 148.8 m² ... 1602 ft²



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

City

Country

Coast

Constructed in 1990, Somnerfield House is an elegant double-fronted home showcasing handsome brick elevations complemented by stone quoins beneath a Welsh slate roof. Thoughtfully designed to reflect the architectural character of neighbouring Oulston Hall, this impressive, detached residence is a thoughtfully designed home that sits comfortably within its surroundings.

Comprehensively updated by the current owners, the house now offers beautifully presented and highly versatile accommodation suited to family life as well as multi-generational living. The property further benefits from a garage, ample driveway parking and delightful wraparound gardens.

This cherished home is offered to the market for the first time in over twenty years.

- Detached family house near Easingwold
- In the heart of a lovely Howardian Hills village
- Versatile accommodation extending to over 2600 sq ft plus garage
- Ground floor bedroom suite – potential to create self-contained annexe
- Hugely private, landscaped walled gardens
- Garage and gated parking
- Rural yet accessible - 10 minutes' drive to Easingwold
- Convenient for A19, the city of York, A1(M)



Tenure: Freehold

EPC Rating: D

Council Tax Band: G

Services & Systems: Mains water and electricity. LPG central heating. Private drainage (reduced charge from Yorkshire Water) with mains water to the village.

Wayleave: Electricity pole with annual wayleave income of £50

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.





Sommerfield House has been thoughtfully extended to include a ground floor bedroom suite with en suite shower room, alongside a utility room with independent access. This arrangement lends itself perfectly to conversion into a self-contained annexe, if required.

The house is light and airy throughout, with excellent provision for storage including numerous fitted cupboards and built-in units.

The kitchen/breakfast room is a superb dual aspect space, enhanced by a skylight and French doors opening west onto the garden terrace. The contemporary kitchen is fitted with quartz work surfaces, a central island, boiling water tap, and integrated Siemens appliances including an induction hob. The adjoining utility room, which houses the boiler, also provides direct access to the garden.

A separate dual aspect dining room features an inset wood-burning stove, creating a warm and inviting space for entertaining. The study, positioned in the north-west corner, is fitted with bookshelves and enjoys attractive views across the walled garden.

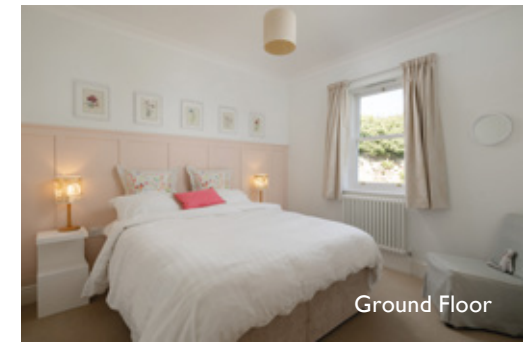
The well-proportioned sitting room centres around an elegant fireplace with wood-burning stove and fitted cabinetry, and opens into a superb all-season garden room. This double-glazed space, with a roof lightwell, provides direct access to the terrace.



Upstairs, a central landing leads to four bedrooms. The principal suite occupies the south-west corner and benefits from a fitted dressing room and a luxurious en suite bathroom with granite finishes, twin basins and a separate shower. Three further double bedrooms are served by a well-appointed family bathroom with both bath and separate shower. A fifth bedroom with en suite shower room are located on the ground floor.

Outside

Sommerfield House is discreetly set behind a low stone wall and mature yew hedging, with topiarised peacocks flanking the central pathway and enhancing the symmetry of the façade. The rose- and wisteria-clad front elevation is set perpendicular to the village street, ensuring a high degree of privacy.



The gardens wrap around the property and are predominantly laid to lawn, with front and rear sections connected by a charming brick archway and gate. Pleached hornbeam trees line the roadside boundary, while a mature cherry tree provides welcome shade during the warmer months.

The enclosed walled garden is a particular highlight - private, sheltered and beautifully landscaped. A manicured lawn is bordered by well-stocked beds and colourful climbers, complemented by a sunny paved terrace and an attractive water feature, ingeniously created from a reclaimed fireplace. In the far eastern corner, a practical working garden area - enclosed by estate fencing on one side includes a timber shed, open storage, a log store and a raised bed.

Wrought-iron gates set within a high stone wall create an impressive entrance. The gravel driveway sweeps to the side of the house, providing ample parking for several vehicles. The integral garage, with electric doors, power and light also offers useful storage above, while an EV charging point is conveniently installed. A secure gate leads to the fully enclosed rear garden, and two external water taps are also provided.



Environs

Oulston is a charming former estate village within the Newburgh Priory Estate, set in the Howardian Hills - an Area of Outstanding Natural Beauty. The village centres around a traditional green and benefits from a strong community, with activities focused around the village hall.

Excellent public houses can be found in nearby Coxwold and Crayke as well as renowned dining destinations including Tommy Banks' establishments at Byland and Oldstead. The market towns of Easingwold, Thirsk and Helmsley are all within easy reach.

The A19, approximately five miles away, provides convenient access to the historic city of York, where mainline rail services to London are available. Well-regarded schools in the area include Ampleforth College, Cundall Manor, Queen Ethelburga's and a range of independent schools in York.

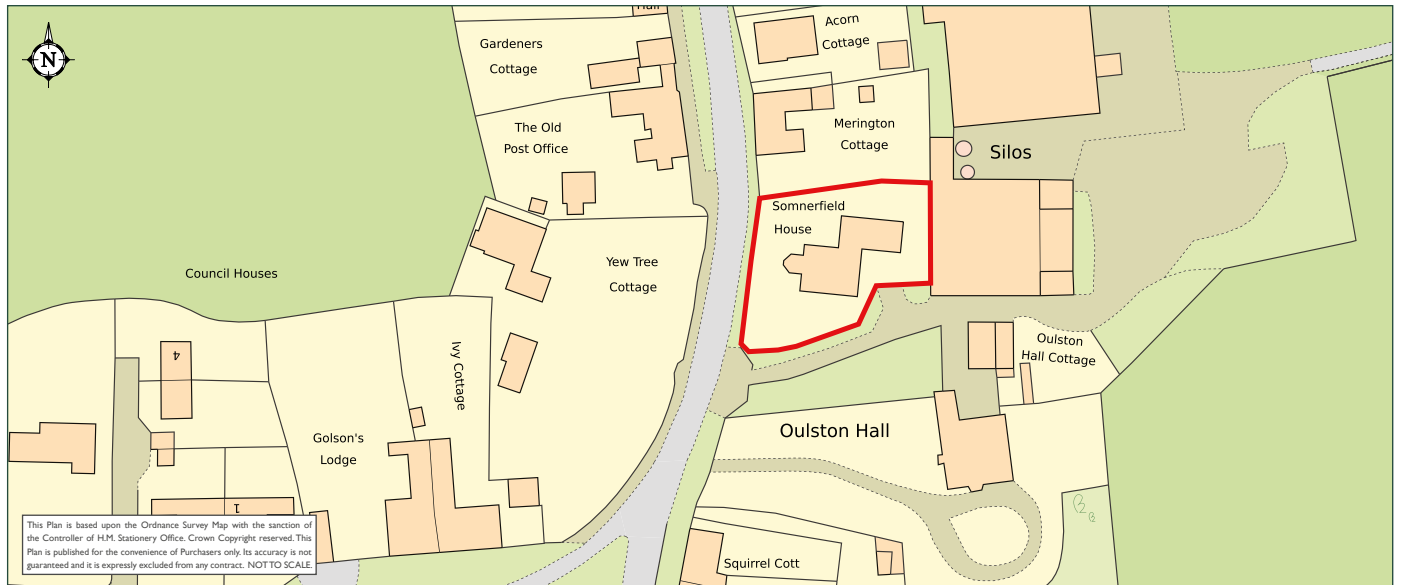
Directions

Sommerfield House lies a few metres north off the village green/Oulston Road and is reached via a farm lane with the house name visible on the stone wall. The drive is the first turning on the left.

What3words: ///foresight.trackers.wisely

Viewing

Strictly by appointment.



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