

THE GRANGE

Hotham, York

THE GRANGE

Superb Georgian farmhouse with outbuildings, large gardens – and with approved planning consent

Market Weighton 4 miles • Hull 16 miles

Beverley 18 miles • York 21 miles

Hall/boot room • 2 reception rooms • kitchen/dining room
• pantry • utility room

Principal bedroom suite with dressing room and Jack & Jill bathroom • 3 further bedrooms • 2 further bathrooms
• loft room

Open garage • laundry room • gated courtyard parking

Front and rear gardens

0.66 acres in all

For Sale Freehold



ESTABLISHED 1992

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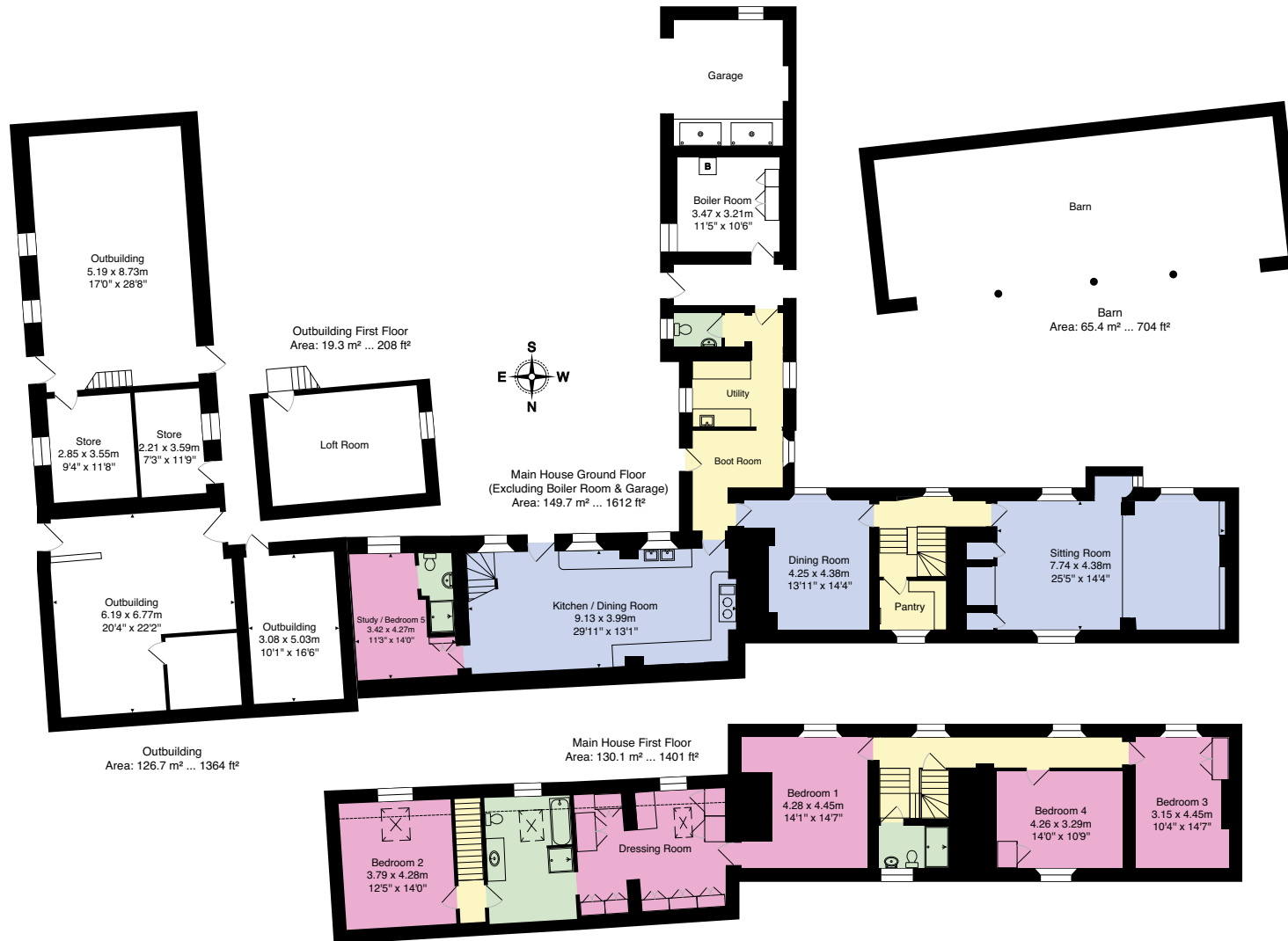
The Grange 28 Main Street, Hotham, York YO43 4UD

Approximate Gross Internal Floor Area

Main House - 279.8 SQ M / 3013 SQ FT

Total - 527 SQ M / 5681 SQ FT

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



City

Country

Coast

The Grange is a beautifully renovated and refurbished period residence set within 0.66 acres of gardens and grounds, ideally situated in the heart of this prosperous and highly sought-after village. Dating from the early eighteenth-century, the extended farmhouse seamlessly combines authentic character with stylish contemporary living spaces – illuminated by south facing light – creating an exceptional family home.

The house is further enhanced by an impressive range of traditional farm buildings – many attached - and all offering significant scope for further development.

Full planning consent has been granted - with detailed architectural plans drawn up - for an ambitious and elegant extension. The approved scheme reorients the principal aspect of the house through the addition of a new wing with an expansive kitchen/dining and living area offering direct access to the rear garden. The design includes the sympathetic conversion of the attached barns, linked to the main house via a striking glazed corridor.

The Grange is offered for sale with no onward chain.



Tenure: Freehold

EPC Rating: Exempt as Grade II listed

Council Tax Band: F

Services & Systems: All mains services. Oil central heating.

Fixtures & Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Local Authority: East Riding of Yorkshire Council
www.eastriding.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.





- Grade II listed Georgian farmhouse, renovated and refurbished
- Versatile living accommodation of more than 3000 sq ft
- Extensive plot totalling 0.66 acres
- Gardens to front and extensive gardens to rear
- Car port and secure parking for multiple vehicles
- Significant range of traditional farm buildings
- Planning permission to create an impressive residence of more than 4000 sq ft – ref: 23/02118/PLF
- Prosperous village with excellent pub
- Rural yet convenient

The Grange is constructed of limestone beneath a Welsh slate roof. Period features abound, including the decorative bargeboard on the porch, the original closed-string staircase that rises to the loft, exposed ceiling

beams, fireplaces, window shutters, recessed cupboards and quarry tiled flooring. Several original internal doors have wrought-iron fittings, likely crafted by the resident blacksmith during the early-to-mid eighteenth century.

The recent programme of renovation and refurbishment has introduced stylish new kitchen and bathroom fittings, light fittings, elegant cast-iron column radiators and new carpeting throughout the first floor.

The principal living accommodation has been thoughtfully extended into the adjoining farm buildings, creating a series of characterful and inviting rooms. The dining room features an exposed beam with rare pyramid-shaped stops and a charming fireplace. The long 26 ft sitting room is a fabulous living space with a deep window seat and, opposite, a floor-to-ceiling window framing the south-facing garden.



At one end is a striking fireplace with an elliptical brick arch beneath an oak lintel housing a recessed log-burning stove, while at the other is an early 19th-century fireplace flanked by built-in cupboards and shelves.

The spacious kitchen/dining room forms the heart of the home - a wonderful family living space able to accommodate a large dining table. It has an oak floor and is illuminated by south facing windows and doors opening onto the sheltered inner courtyard. The kitchen is fitted with an extensive range of bespoke cabinetry, quartz work surfaces, a central island, a twin Butler sink and an oil-fired Aga with an electric companion module – and is complemented by a walk-in pantry and a generous utility room. The laundry room lies just past the utility room, accessed across the passageway; it has fitted cupboards and houses the boiler.

On the ground floor, a versatile guest bedroom suite with an accompanying shower room is currently used as a home office.

The main staircase rises to a linear landing that gives access to three further double bedrooms. The principal suite has its own fitted dressing room and bathroom - also Jack & Jill to bedroom 2 – including a bath, shower and basin within a vanity unit. Bedroom 3 features an early 18th-century cast-iron hob grate fireplace and fitted wardrobes.

A door from the landing opens to a secondary staircase leading up to the second-floor loft, providing access to additional storage space.





Outside

The property occupies a linear site of 0.66 acres. The house stands on the east side of Main Street, its gable end facing the road, with the principal elevation overlooking an attractive walled garden to the south, a lime tree in one corner.

A gravel drive passes through electric gates, leading to the main courtyard area, which offers secure parking for numerous vehicles in front of an open garage set within a traditional attached outbuilding. Adjoining the house is a raised stone terrace that extends across the south elevation, creating a delightful, sunlit outdoor space - ideal for al fresco dining and relaxation. Here, too, is the rear entrance to the house.

The gravelled drive continues past the outbuildings, terminating in a circular courtyard, echoing the footprint of a horse walker that once stood there. The long lawned garden, scattered with trees, stretches eastwards enclosed by a high perimeter fence lined with mature hedging, offering privacy and seclusion.

Outbuildings

The range of limestone and pantile farm buildings dates from the later eighteenth to early nineteenth centuries. The attached outbuildings extend to nearly 1300 sq ft and include barns and former stabling, complemented by a stone mounting block outside.

A detached brick and pantile outbuilding (704 sq ft) stands within the garden on the southern boundary, offering further potential for renovation and development.

Ref 23/02118/PLF (Oct 2023). "Conversion of existing redundant outbuildings to provide additional living accommodation and erection of a single storey link extension; repair and internal remodelling of farmhouse stable and granary; installation of roof lights; replacement of windows and doors; installation of 2 air source heat pumps; removal of existing lean-to and associated works.



Environs

Hotham is widely regarded as one of East Yorkshire's prettiest and most desirable villages, benefiting from the well-wooded ground of Hotham Hall and surrounding Wolds countryside offering beautiful walks in every direction. Scenic trails through the neighbouring Hotham Hall Estate weave their way to North Cave. Notably, Hotham Hall Estate has been granted planning permission for the creation of an exclusive luxury health spa.

The village features an appealing mix of properties, from charming period cottages to some of the region's finest country homes. Amenities include a historic Norman church, a village hall, and a highly regarded public house and restaurant – The Hotham Arms. Nearby are several well-regarded primary schools – including one at North Cave - along with excellent independent schools in Pocklington, Hull, and York.

Ideally situated for travel and commuting, Hotham lies just four miles from Junction 38 of the M62 motorway, and is convenient for York, Hull, Beverley, Pocklington and Market Weighton. Brough mainline railway station, approximately six miles away, offers regular services to London and other major destinations.

Directions

Heading south on Main Street keeping The Hotham Arms on your left hand side, The Grange can be seen on the left, perpendicular to the street.

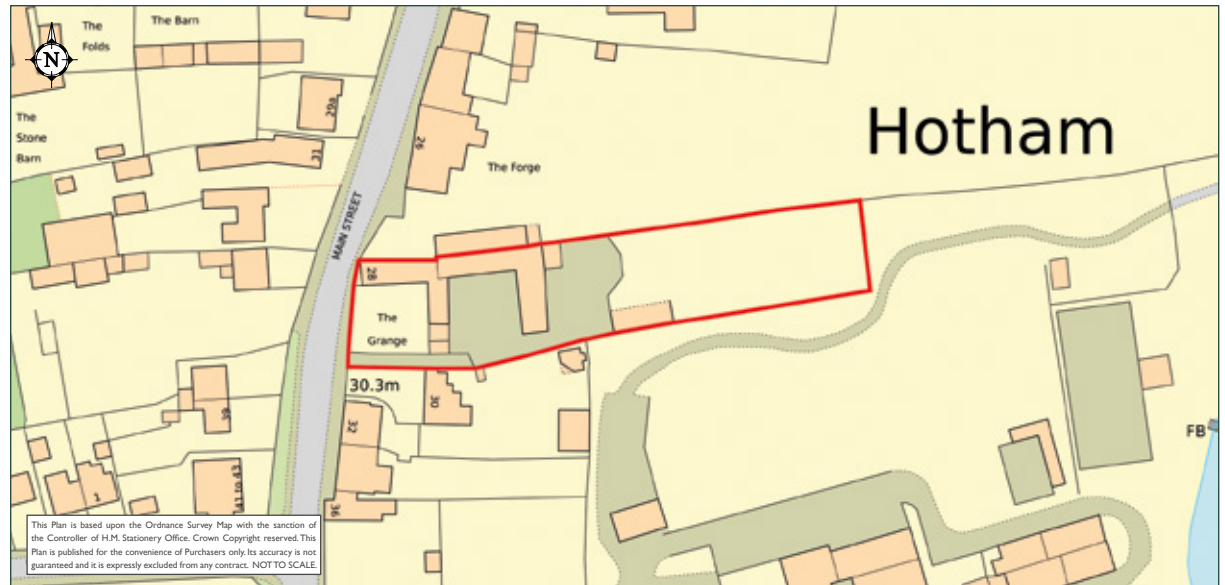
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Viewing

Strictly by appointment.



ESTABLISHED 1992



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