

THE HOLLIES

Aldwark, York

THE HOLLIES

Beautifully renovated period house with lovely garden and views, set in the heart of a sought after village

*Tollerton 3 miles • Easingwold 7 miles • York 12 miles
Harrogate 16 miles*

Entrance and staircase hall • cloakroom/wc • 2 reception rooms • kitchen/dining/family room • utility/boot room

Principal bedroom suite with dressing room and bathroom • 3 further bedrooms

Drive and parking • store • 2 outbuildings • shed • gardens

For Sale Freehold



ESTABLISHED 1992

Priestley House, 36 Bootham
York, YO30 7BL
sales@blenkinandco.com
01904 671672

blenkinandco.com

The Hollies, Aldwark, York YO61 1UB

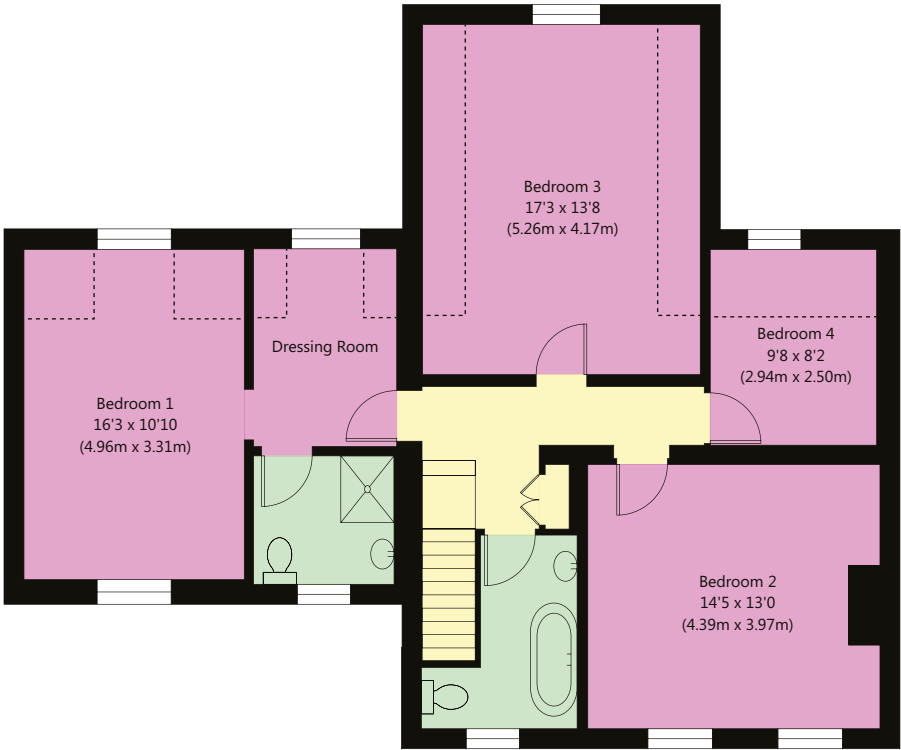
Approximate Gross Internal Floor Area
2115 SQ FT / 196.43 SQ M

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		
(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		
Current	Potential	
65	76	



Ground Floor - (Excluding Stores)
GROSS INTERNAL FLOOR AREA
APPROX. 1110 SQ FT / 103.09 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1005 SQ FT / 93.34 SQ M



City

Country

Coast

Formerly a farm cottage belonging to the estate, this attractive nineteenth-century village house is built of mellow brick beneath a pantile roof. Thoughtfully extended, remodelled and renovated in recent years, it has been carefully adapted for modern family life while respecting its period character. Practical improvements, high quality materials and considered design have created a comfortable and well-balanced home, complemented by a southwest facing garden, traditional outbuildings and far-reaching views across the river meadows to the surrounding countryside.

- Semi-detached period house in a rural village with amenities
- Versatile accommodation extending to 2115 sq ft
- Contemporary rear extension designed to connect with the garden
- High quality fixtures and fittings throughout
- Southwest facing garden with traditional brick outbuildings
- Elevated position with open views across countryside
- Well placed for a range of local amenities
- Convenient for Easingwold, York and Harrogate



Tenure: Freehold

EPC Rating: D

Services & Systems: Mains electricity and water. Oil central heating. LPG gas cooker.

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.

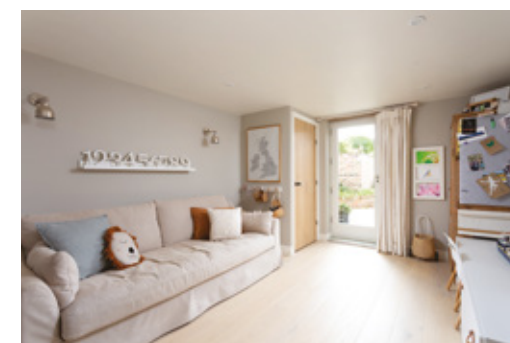
Local Authority:

North Yorkshire Council
www.northyorks.gov.uk.
 Conservation area

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 addition of a two-storey extension and the incorporation of the former garage have significantly enlarged the original Victorian cottage, creating a house that combines retained period features with contemporary finishes. Designed to make the most of its southwest facing aspect, the principal living spaces open directly onto the terrace and garden, allowing the house to respond naturally to its setting.

At the centre of the house is the kitchen/dining/family room of some 22 ft by 20 ft, with bifold doors opening onto the garden terrace, a Madras limestone floor and recessed ceiling lighting. The bespoke kitchen, made and installed by local craftsmen, provides extensive fitted cabinetry, quartz worktops, an island with Belfast sink and breakfast bar, space for an American-style fridge freezer, and ample room for both family dining and relaxed seating. Matching cabinetry and flooring continue into the adjoining utility room, which

incorporates a Belfast sink, while a boot room provides practical access from the rear entrance. A cloakroom with wc is discreetly positioned behind a sliding pocket door.

The former integral garage has been converted into a flexible additional reception room, equally suited as a playroom or home office. The sitting room occupies part of the original Victorian cottage and retains an exposed ceiling beam together with a wood-burning stove framed by fitted cupboards and bookshelves.

The first floor is arranged around a central landing, giving access to three double bedrooms, a single bedroom and two bathrooms. The principal bedroom forms a self-contained suite with a dressing room and en suite shower room. Enjoying a dual aspect, it takes full advantage of the open views across the surrounding countryside.





Outside

A five-bar gate set within an established hedge opens onto a gravelled driveway providing parking for three vehicles, together with an EV charging point, a recycling store and a useful storage area concealed behind faux garage doors. A secure side gate leads into the enclosed rear garden.

Immediately beyond the house is a generous paved terrace with a sunny southwest facing aspect. Two flights of steps, bordered by raised brick planting beds, lead to a lawn enclosed on three sides by herbaceous borders, shrubs and specimen trees. A second terrace is positioned to capture the evening sun.

The far boundary is formed by stock fencing, allowing uninterrupted views across fields and pasture towards the River Ouse and the countryside beyond. Raised vegetable beds and a composting area are screened behind a garden storage building.

Traditional outbuildings include two brick stores, one of which is the former washhouse with light and power connected, together with a timber shed and a brick-built log store. A mellow brick wall with pleached trees defines the southeastern boundary, while panel fencing encloses the northwestern side.



Environs

Aldwark is a rural village on the banks of the River Ouse. Village amenities include the Aldwark Arms public house, the Grade II listed church, a regular bus service and Aldwark Manor Golf & Spa Hotel, set within 120 acres of parkland. The nearby toll bridge provides a convenient crossing to Great Ouseburn and Harrogate.

The village is well regarded by both commuters and families, with access to respected state schools and independent schools including Cundall Manor, Queen Ethelburga's and those in York. York city centre can be reached in around 30 minutes by car. An award-winning village shop and post office are available in nearby Tollerton, while the Georgian market town of Easingwold offers a wider range of shops, services and everyday amenities.

Directions

The Hollies is situated in the middle of the village, two houses down from the pub and opposite the traditional red telephone box.

What3words: ///investors.trickling.scribbled

Viewing

Strictly by appointment.



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