

YEW TREE COTTAGE

Westow, York



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Elegantly restored period cottage in the heart of a sought-after village, convenient for Malton, York and the Yorkshire coast.

Malton 5 miles • York city centre 14 miles • Yorkshire coast 27 miles

Entrance hall • cloakroom • kitchen/breakfast room • sitting room • dining room

3 bedrooms • bathroom

Garage outbuilding

Garden • parking

For Sale Freehold

Blenkin
& Co

ESTABLISHED 1992

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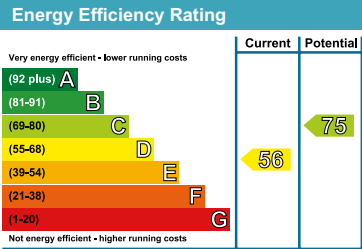
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Yew Tree Cottage, Westow, York YO60 7NE

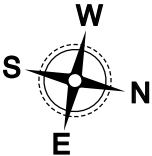
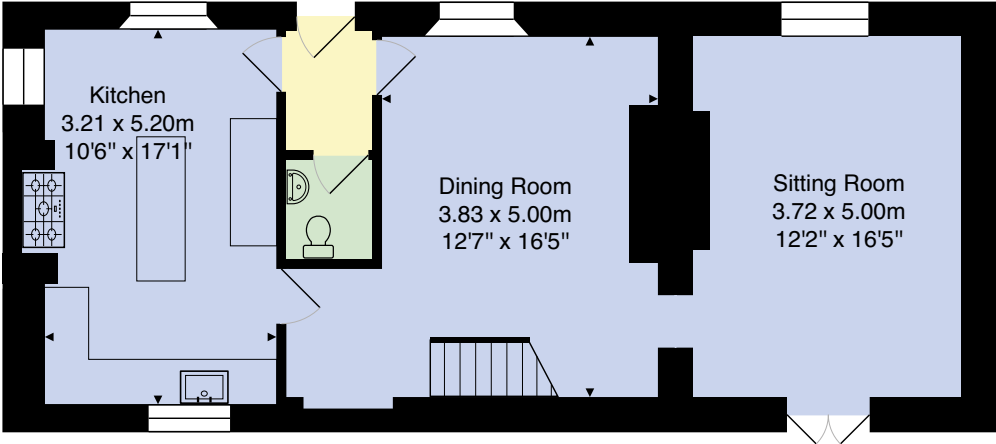
Approximate Gross Internal Floor Area

Main House 1402 sq ft 130.25 sq m
Outbuildings 411 sq ft 38.13 sq m
Total 1813 sq ft 168.43 sq m

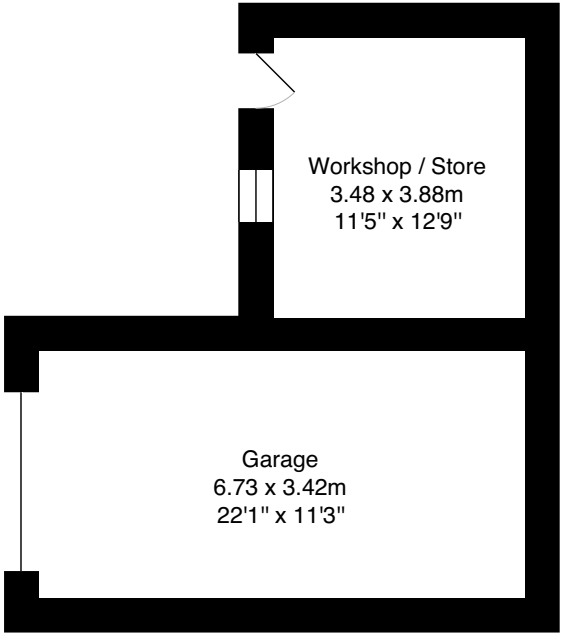
For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



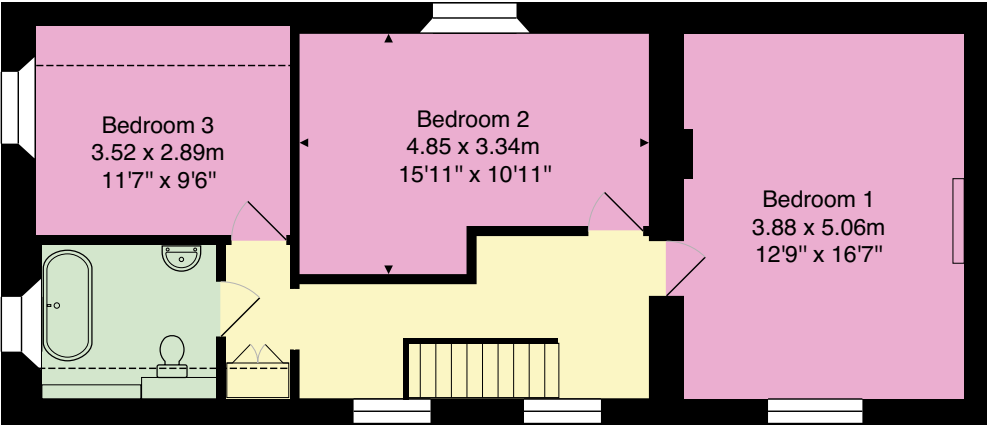
Ground Floor
Area: 64.9 m² ... 699 ft²



Garage
Area: 38.1 m² ... 411 ft²



First Floor
Area: 65.3 m² ... 703 ft²



City

Country

Coast

Yew Tree Cottage is a beautifully restored stone-built residence dating from 1750, situated in the sought-after village of Westow on the doorstep of the Howardian Hills.

The Grade II listed property has been sympathetically renovated throughout, combining period character with well-considered interiors designed for modern living.

The property includes an enclosed walled garden, a substantial outbuilding and a garage.

- Period village residence in a desirable village location
- Dating from 1750 and Grade II listed
- Over 1400 sq ft of living accommodation
- Well-appointed and stylish interiors
- Beautifully renovated and ready to move straight into
- Private residence suitable as retirement, second home or luxury holiday let
- Full fibre broadband
- Garage and workshop/store of 411 sq ft offering useful space and scope to extend
- A sought-after village convenient for Malton and York



Tenure: Freehold

EPC Rating: D – but exempt as Grade II Listed

Services & Systems: Mains electricity, water and drainage. LPG central heating with a concealed underground tank. Full fibre broadband.

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.

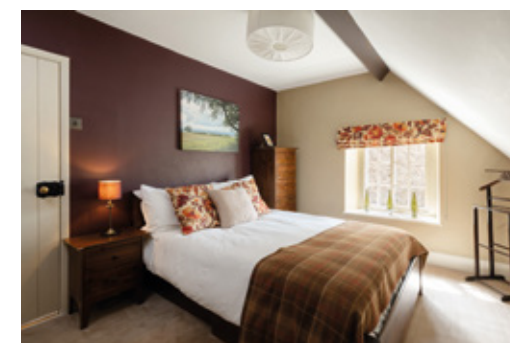
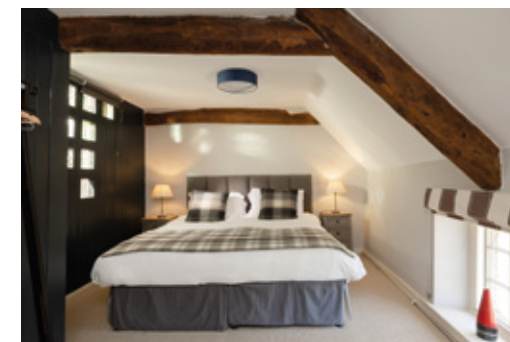


Yew Tree Cottage is a stone and pantile property, attached on one side, arranged on an east-west axis with three dormer windows overlooking the rear garden. The interior retains many original features, including exposed oak beams, deep-set windows, original floorboards, traditional cottage doors and period fireplaces.

The sitting room opens directly onto the garden through French doors and is centred around a wood-burning stove set within a floor-to-ceiling brick fireplace. Oak flooring continues into the dining room, where a cast-iron open fireplace with a timber surround and mantel is surmounted by an arched niche. The double-aspect kitchen has a quarry tile floor and is fitted with Shaker-style cabinetry, incorporating an island unit, Butler sink, integrated appliances, oak worktops and a full-size range cooker.

The staircase rises to a naturally lit central landing, providing access to three bedrooms and a family bathroom fitted with underfloor heating and a shower over the bath. The principal bedroom is generously proportioned, matching the footprint of the sitting room below, and includes an ornate cast-iron fireplace.





Outside

The front elevation, bordered by climbing roses, sits behind traditional parkland railings. A central path, flanked by lawns, leads to the principal entrance with stable door.

To the rear, a gravel drive sweeps around to a substantial stone outbuilding beneath a pantile roof, incorporating a spacious single garage with loft storage above. The one-and-a-half-length garage has an electric door, power and light.

The rear garden is enclosed by a high curved stone wall planted with roses, creating a private setting. Arranged over two levels, the garden includes a sheltered terrace of black granite cobbled stone adjoining the house, bordered by raised beds planted with herbaceous perennials and providing space for outdoor dining and entertaining. Stone steps lead to an upper

terrace positioned to enjoy afternoon sun, together with a lawn edged by a clipped box hedge. An original well, now protected by a grille, remains a feature of the garden. There is an outside tap and external lighting has been installed across the length of the back garden.

An attached stone outbuilding provides excellent workshop and storage space, while a secure gate offers direct access to the garage. Together, these buildings present an exciting opportunity to extend the existing accommodation or create a home office, studio or self-contained annexe, subject to any necessary consents.





Environs

Westow lies within an attractive area of rolling North Yorkshire countryside between the Howardian Hills and the Yorkshire Wolds, approximately three miles from the A64, providing convenient access to Leeds, York and the east coast. Numerous public footpaths and quiet country lanes radiate from the village, offering excellent walking through the surrounding countryside, while the picturesque ruins of Kirkham Abbey and the adjoining riverside beauty spot lie little more than a mile to the west.

The village, characterised by its period stone houses, is known for its strong community. Amenities include a well-regarded dining pub, a thriving cricket club with a modern pavilion, and an active village hall hosting a range of community events and classes. The well-known local landmark, Castle Howard, with its farm shop, garden centre and arboretum, lies only six miles to the north. Highly regarded pubs are close by, while the market town of Malton provides a comprehensive range of everyday amenities, independent shops, cafés and restaurants, together with a railway station offering regular services to London via York (fastest under two hours), as well as direct connections to Leeds and Manchester. The City of York is approximately 35 minutes away by car.

Directions

From the A64, head into the village and turn right. Drive past the pub and the cottage just beyond the post box and red telephone box, on the left hand side.

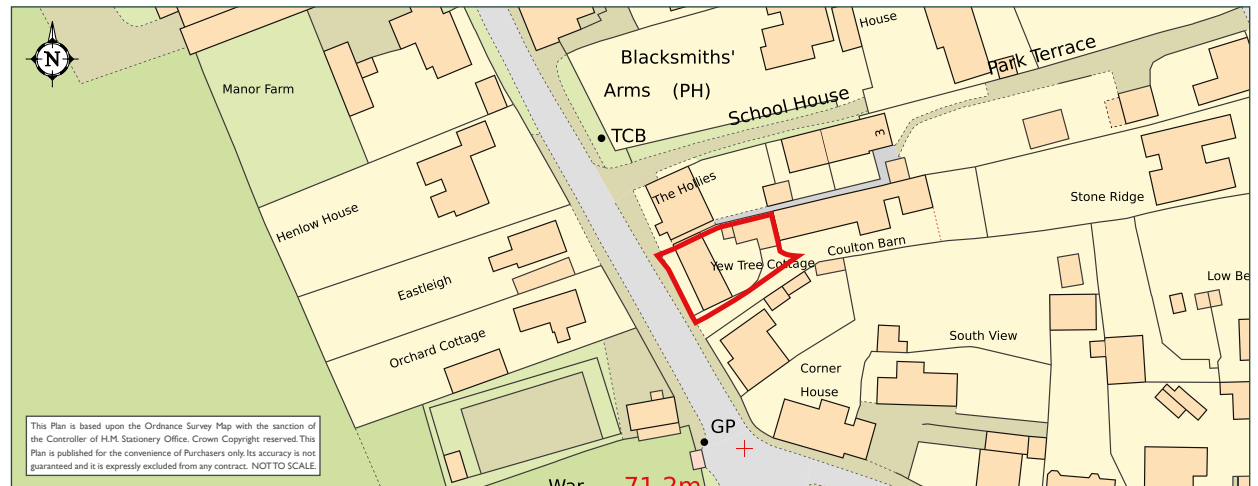
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Viewing

Strictly by appointment.



ESTABLISHED 1992



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