

NEWMILL FARM

Seaton Ross, York



NEWMILL FARM

Country house on the edge of the village with superb equestrian facilities, set within approximately 7.5 acres - situated between York and Pocklington

*Pocklington 6 miles • Howden 11 miles • M62 (J37) 12 miles
York 15 miles • Hull 26 miles*

House: sitting room • library • cinema room • billiards room • garden room • kitchen/breakfast room with dining and living areas • cloakroom • boot room • utility room • wine cellar • 6 bedrooms • 4 bathrooms

Equestrian: 6 stables • tack room • horsebox garage • arena • 4 paddocks

Former grain mill – 4 floors

Open bay garage block • store with WCs

Gardens and grounds

In all some 7.5 acres

For Sale Freehold

Blenkin
& Co

ESTABLISHED 1992

Priestley House, 36 Bootham
York, YO30 7BL

sales@blenkinandco.com
01904 671672

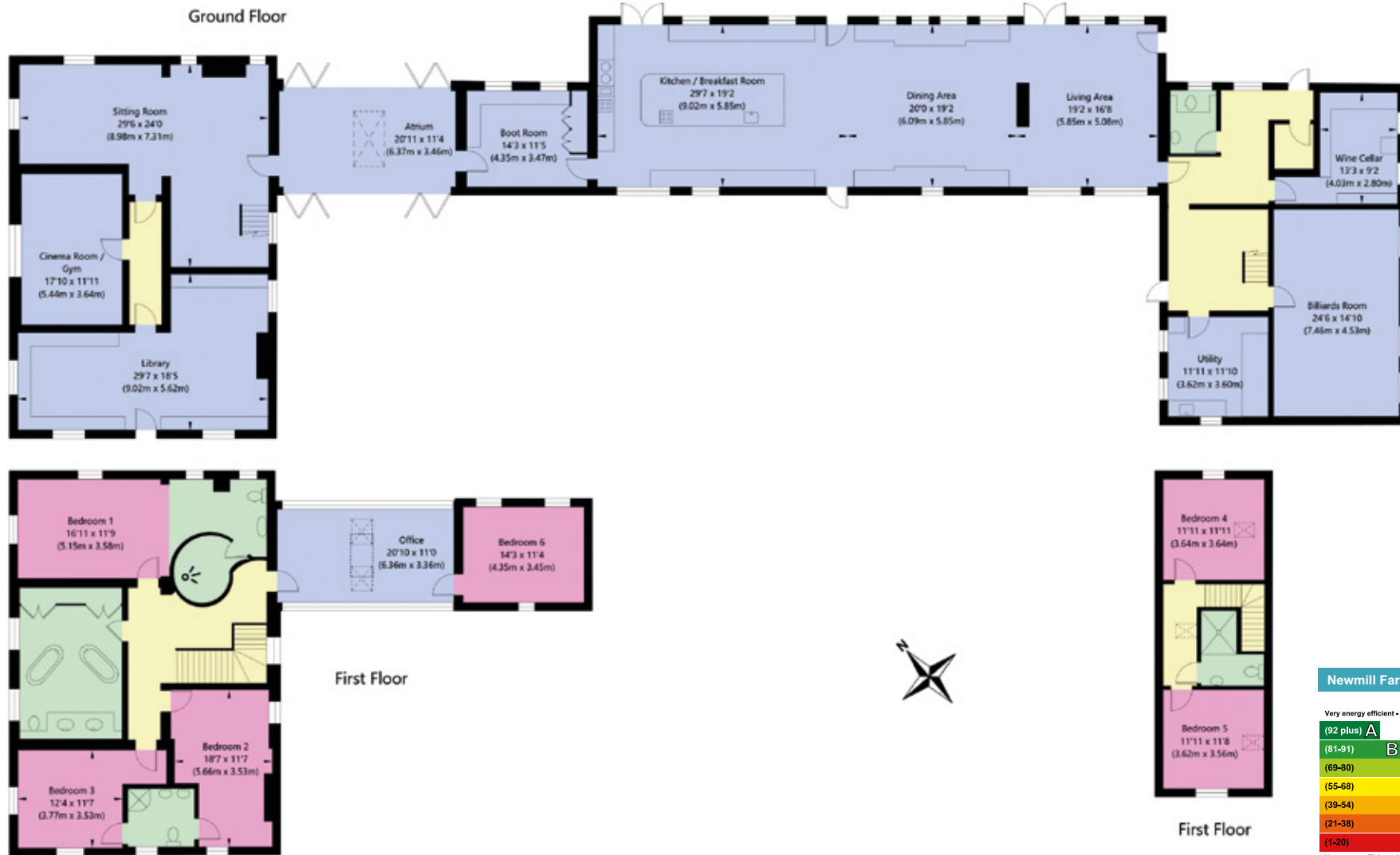
blenkinandco.com

Newmill Farm, Mill Lane, Seaton Ross, York YO42 4NE

Approximate Gross Internal Floor Area

Main House: 6215 SQ FT / 577.34 SQ M

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



City

Country

Coast

Newmill Farm – Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

This highly adaptable property offers a practical arrangement of house, outbuildings, paddocks and ring-fenced land, together creating a sense of privacy and cohesion. The impressive family residence is accompanied by superb equestrian facilities, garaging, and a former grain mill, all set within extensive landscaped grounds extending to over seven acres in all.

The original house, dating from the mid-nineteenth century, was comprehensively upgraded and extended into adjoining barns in the late 2000s, with the current owners constructing a striking new glass link in 2020 to create a distinctive and versatile family home. Designed for contemporary living, it features a magnificent open-plan kitchen/living space that opens directly onto the

gardens and forms the true heart of the home. To either side, the wings provide flexible living, bedroom and leisure accommodation.

- Rural equestrian property, edge of village and bordering open countryside
- Versatile living accommodation extending to just over 6000 sq ft
- Energy efficient home, in part powered by solar energy
- Potential for ancillary accommodation and income generation
- Superb setting within ring-fenced land
- Rural yet easily accessible to Pocklington and York
- Train services to London from Howden, Brough and York



Tenure: Freehold

EPC Rating: Newmill Farm – C,
The Mill – C

Council Tax Band:

Services & Systems: Mains water, electricity. LPG heating with underfloor heating throughout. 2 boilers (1 circa 2025). Private drainage - Klargester. Solar power 13.5kw. Superfast fibre optic 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. The property is offered as seen; the agent has not tested any equipment,

appliances, services or systems and gives no warranty as to their condition or working order. Buyers are advised to satisfy themselves in this regard through their own inspections and surveys.

Local Authority: East Riding of Yorkshire 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.





Forming the heart of the home between the east and west wings, the kitchen/breakfast room provides extensive dining and living space, illuminated by windows and glazed doors on both sides opening onto the garden terraces. Ceiling speakers are integrated within the timber-clad, double-height vaulted ceiling, creating an ideal setting for both everyday family life and larger-scale entertaining.

The kitchen area flows naturally into a defined dining space and sitting area, providing a unified yet zoned arrangement that allows the space to function both as a whole and in distinct parts.

The kitchen features a substantial island unit with banquette-style breakfast seating forming a natural focal point.

Exceptionally well appointed, the kitchen is fitted with granite worktops and a comprehensive range of appliances including two integrated electric ovens, two dishwashers and a six-oven gas-fired Aga across two units.

A striking glass link connects the kitchen/living space to the sleek and modern principal rooms within the west wing. This glazed space doubles up as a garden room, featuring bifold doors opening fully on both sides to create an exceptional indoor/outdoor dining and entertaining area.

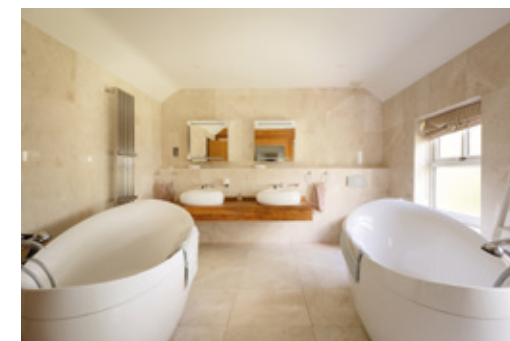
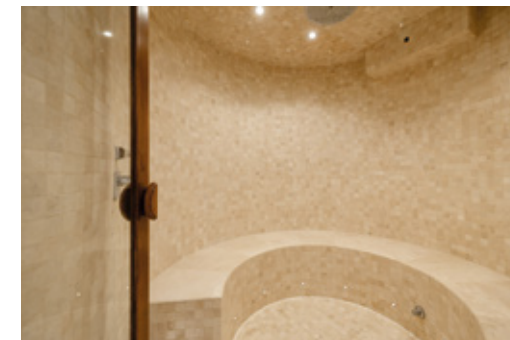
The west wing provides the family accommodation, including a family sitting room, cinema/games room and a walnut-panelled library.





The upper floor offers four bedrooms, three bathrooms and an office featuring a striking section of reinforced glass flooring. Of particular note is the principal bedroom suite, complete with dressing area and circular marble wet room. The family bathroom is luxuriously appointed with two freestanding baths, a double floating vanity unit and an integrated Aquavision television.

The east wing is dedicated to leisure and guest accommodation, featuring a 25 ft billiards room, a cloakroom with a television and a fitted wine cellar with spittoon. On the upper floor is a self-contained two-bedroom guest annexe complete with shower room.



The Mill – Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

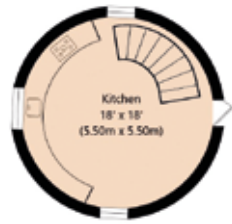
Mill & Outbuildings

Approximate Gross Internal Floor Area

Mill: 869 SQ FT / 80.66 SQ M

Outbuildings: 2853 SQ FT / 265.03 SQ M

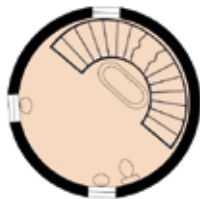
For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



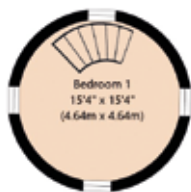
Ground Floor



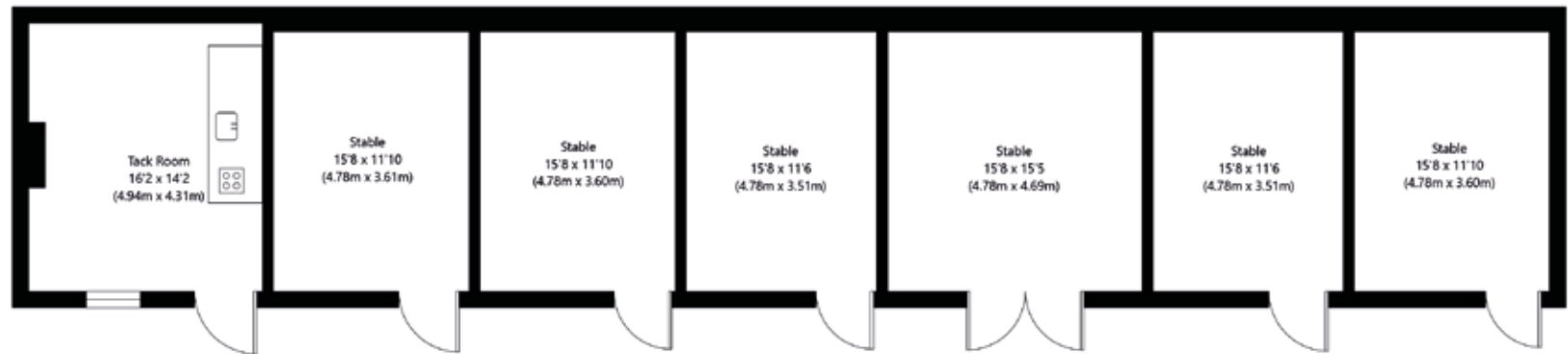
First Floor



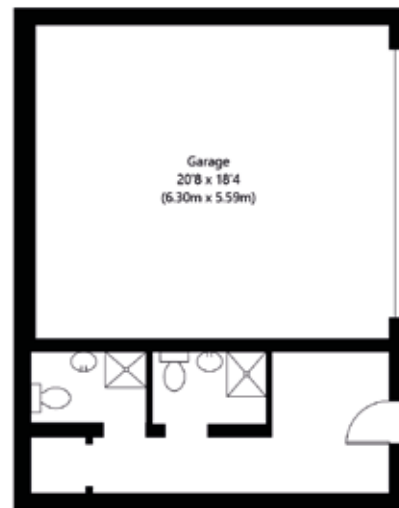
Second Floor



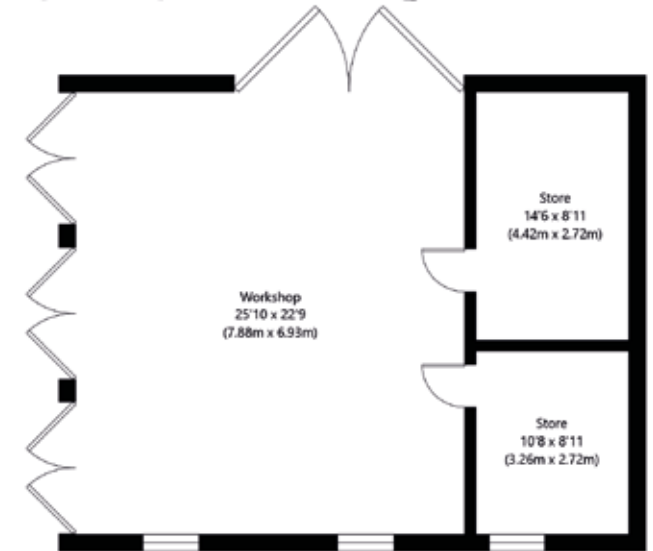
Third Floor



Ground Floor



Ground Floor



Ground Floor



Outside

Electric gates open onto a sweeping tarmac driveway that curves through lawns to the house before continuing on to the garaging, stable yard and paddocks, passing an apple orchard along the way.

Paved, south-facing terraces extend across the house, the larger enjoying an outlook over lawned gardens with a central water feature, framed by colourful rock gardens. These terraces provide a variety of seating and entertaining areas to enjoy the sun throughout the day.

The extensive outbuildings, including the former mill, are arranged to the eastern side of the house. An open-bay garage/machinery store includes two plumbed rooms, and an EV charging point is installed.

The former grain mill, rebuilt in 2007 using original bricks, now requires some renovation. Arranged over four floors, it enjoys panoramic views over open countryside and offers significant potential for alternative use or income generation.

The equestrian facilities include:

- Monarch Equestrian stable block with yard. The stable block benefits from power, lighting and water and provides six stables fitted with EVA rubber matting. The tack room includes a kitchenette and fireplace. The roof is fitted with 54 solar panels.
- All-weather arena surfaced with rubber and silica and enclosed by post and rail fencing.
- Detached three-bay horsebox garage (suitable for up to a 3.5 tonne horsebox) with two storage rooms, power and lighting. Adjacent is a hardstanding area providing ample parking and turning space.
- 4 paddocks with automatic drinking troughs, enclosed by post and rail Stallion fencing and illuminated by 2 floodlights. A grassed headland connects the paddocks and there is a shelterbelt of trees on the western boundary.



Environs

Located in the village of Seaton Ross, which is an attractive rural village with an historic church, a children's play area, playing fields, nature plot and village hall. It is set amidst open countryside between York and the Yorkshire Wolds.

Although rural it is very accessible to York and convenient for the A1079 (York-Hull road) with good links towards the M62 corridor for Leeds, Hull and beyond. Pocklington – with its eponymous school – offers all of the amenities of a thriving town, including an Arts Centre. The Yorkshire Wolds is known for its rolling landscapes and walking trails.

Howden can be reached in 20 minutes' and offers a direct service to London in just over 2 hours, operated by Hull trains. Alternatively, the mainline station at York (15 miles) offers direct routes to London offered by LNER and Grand Central (1hr 50min).

Directions

The property is situated on the far, north end of Mill Lane, on the right hand side as indicated by the house sign.

What3words: Gates ///buzzards.sticking.unopposed

Viewing

Strictly by appointment.



Important notice 1. No description or information given about the property or its value, whether written or verbal and whether or not in these Particulars ("Information") may be relied upon as a statement or representation of fact. Neither Blenkin & Co nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Blenkin & Co or the seller/lessor. 2. Any photographs (and artists' impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. 4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given. **NB:** Google map images may neither be current nor a true representation. **Photographs, property spec and video highlights:** May 2026. Brochure by wordperfectprint.com



ESTABLISHED 1992

