

OLD WALLS

Kirk Hammerton, York



OLD WALLS

Elegant, detached Georgian village house with gardens and garage, situated midway between York and Harrogate

A1(M) 4 miles • York 10 miles • Harrogate 11 miles • Leeds 24 miles

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

Principal bedroom suite with dressing room • guest bedroom suite with bathroom • 2 further bedrooms • house bathroom

Integral garage • off-street parking • garden shed

Walled garden

For Sale Freehold



ESTABLISHED 1992

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

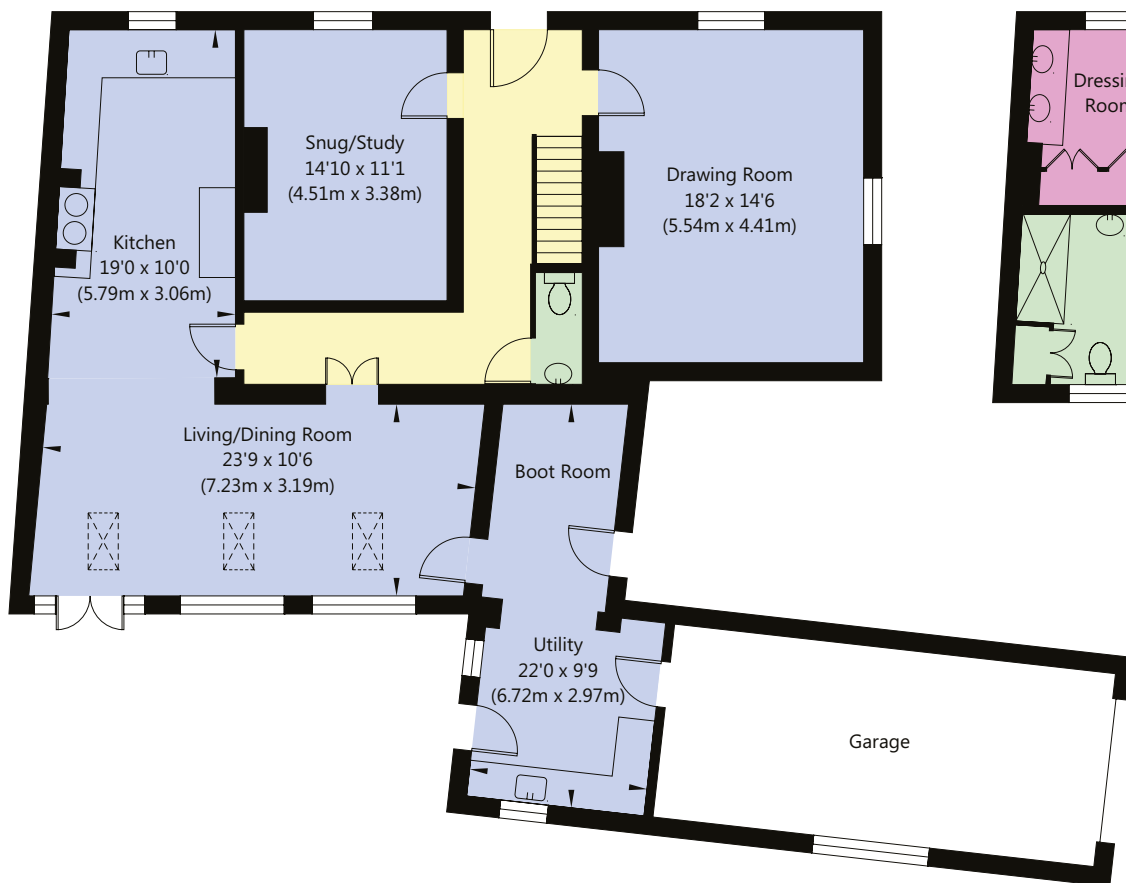
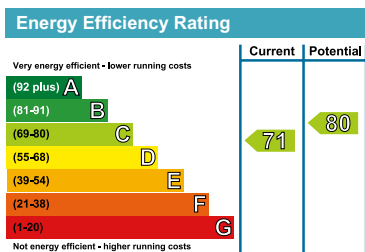
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Old Walls, Parker Lane, Kirk Hammerton, York YO26 8BT

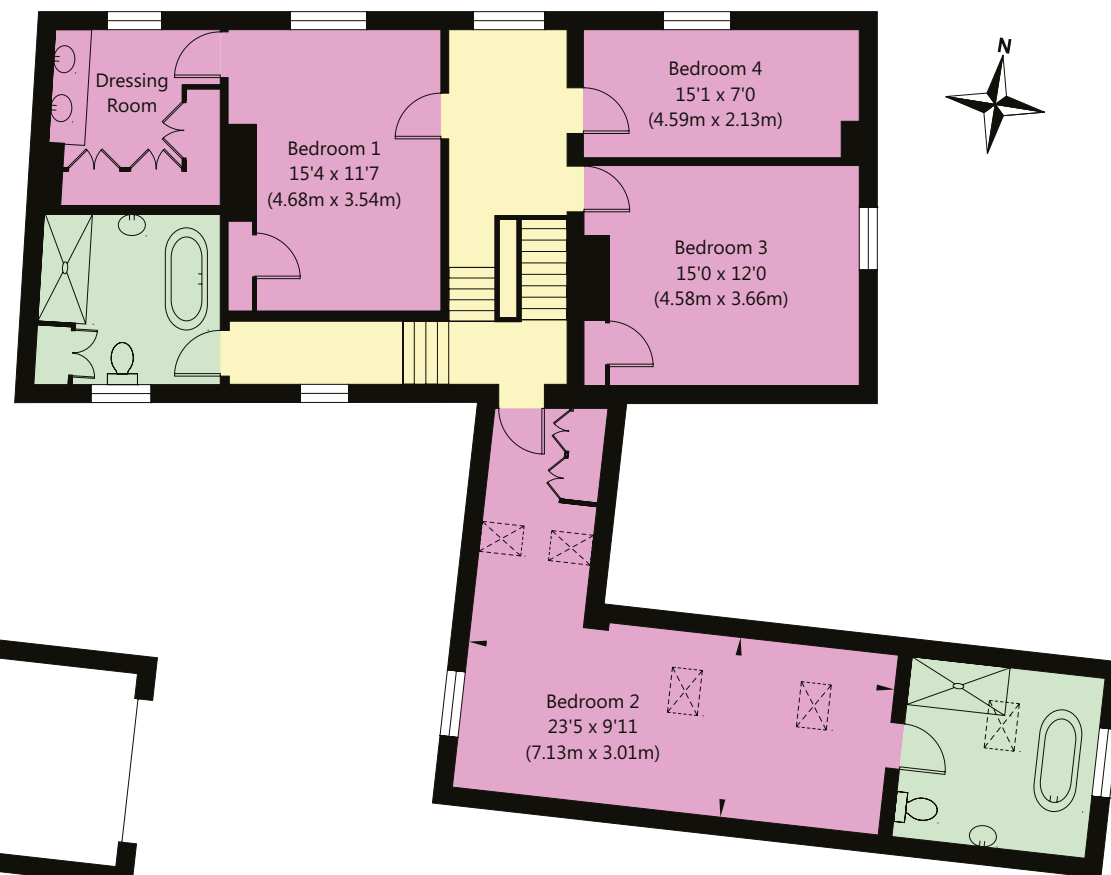
Approximate Gross Internal Floor Area

2586 SQ FT / 240.22 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 - (Excluding Garage)
GROSS INTERNAL FLOOR AREA
APPROX. 1304 SQ FT / 121.14 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1282 SQ FT / 119.08 SQ M

City

Country

Coast

Old Walls is an elegant Georgian house situated in an attractive Conservation village within Yorkshire's Golden Triangle, an area regarded as highly desirable for its rural setting and accessibility to major towns and cities in the region. Believed to date from the 1820s – and beautifully modernised to offer contemporary living accommodation - the house is set in walled gardens, with a garage and off-street parking. It lies within walking distance of village amenities and a railway station providing regular services to York, Leeds and Harrogate. A much-loved family home, Old Walls is offered for sale with no onward chain.

- Detached, double-fronted Georgian house
- Circa 1820s, many original features and yet not listed
- Fully renovated with double-glazing and luxury fittings
- Over 2500 sq ft arranged over 2 floors
- Open plan kitchen/living/dining room, an ideal family space
- Country views and walled gardens on three sides
- Solar panels with battery system and EV charging points
- Conservation village bordering open countryside
- Railway station within walking distance
- Convenient for York, Harrogate, Leeds and the A1(M)



Tenure: Freehold

EPC Rating: C

Council Tax Band: G

Services & Systems: Mains electricity, water and drainage. Oil central heating supported by solar PV system with battery storage. 2 hot water cylinders. 2 EV chargers. CCTV. 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. 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.





Old Walls has an interesting history with part of the property having served as the village shop and post office. Today it retains many architectural features typical of the early nineteenth century, including fireplaces on both floors, deep skirting boards, picture rails and original coving in part, panelled doors and architraves, built-in cupboards and an elegant staircase with a polished mahogany handrail terminating in a spiral volute beside the panelled front door with fanlight above.

The property has been comprehensively updated by the current owners, including the installation of hardwood double-glazed sash windows and French doors, and rooflights within the extension, which has also been re-roofed. The interior has been recently redecorated, and many fittings upgraded. A substantial sustainable energy system includes 19 solar panels, battery storage, 2 EV charges and surplus power export.

At the heart of the home is an open-plan kitchen, dining and living room with Travertine flooring. Dual aspect, it is filled with natural light from rooflights, a series of large windows and French doors opening directly onto the south-facing courtyard garden. The handmade Shaker-style kitchen, by Jeremy Wood of Wetherby, is fitted with solid timber cabinetry, granite worktops, integrated Bosch appliances, a refurbished electric Aga (converted in 2021) and a Belfast sink overlooking the front garden. A fitted solid oak dresser with integrated power creates a practical breakfast station. Recessed lighting illuminates the kitchen, while pendant lighting defines the dining area.

The adjoining utility and boot room provides a practical transition between the house, the driveway and the integral garage, with stable doors opening to both the courtyard garden and drive.





Fitted cabinetry incorporates a stainless-steel sink, while additional storage cupboards house the boiler. In the hallway, a useful cloakroom/wc is positioned beneath the staircase.

The drawing room enjoys generous ceiling heights and windows on two elevations overlooking the walled garden. Its focal point is an impressive timber fireplace with finely carved detailing, incorporating fluted pilasters, decorative corbels and a central tablet with draped swags. A cast-iron fire basket is set within a stone surround and hearth.

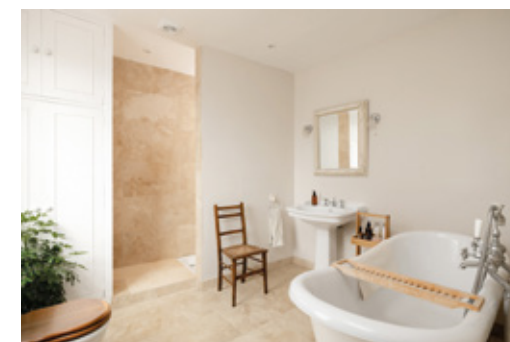
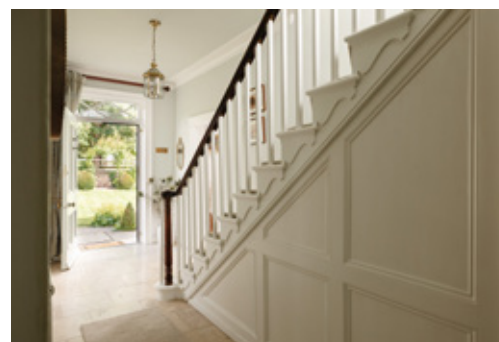
The snug/study is a well proportioned, cosy space centred around a wood-burning stove set within a traditional fireplace with a stone hearth, alongside fitted cupboards.

On the first floor, the principal bedroom retains its original cast-iron fireplace and

built-in cupboard, and is complemented by an en suite dressing room with a marble-topped double vanity unit, glass wall lights and full-height, quality fitted wardrobes extending across two walls.

Occupying the eastern wing of the house, the guest suite offers a high degree of privacy. This large L-shaped bedroom extends into the roof space and is naturally lit by a west-facing window together with four skylights. Adjacent is a generous en suite bathroom with underfloor heating and contemporary fittings including a freestanding bath, walk-in rain shower and floating wash basin and vanity unit.

There are two further bedrooms, comprising a generous double with an original cast-iron fireplace and built-in cupboard, and a smaller double.



The luxurious house bathroom with underfloor heating includes a roll-top bath with freestanding shower attachment, a separate stone-tiled rain shower and an airing cupboard.

Outside

Timber bi-fold gates opening onto a block-paved driveway with an EV charging point, providing off-street parking and creating a private, secure garden. Access to the integral one-and-a-half-length garage is via an electric roller door. The garage has a second EV charging point and two south-facing windows.

A particular feature of the property is the enclosed south-facing courtyard garden. Paved in reclaimed-style brick and enclosed by white-rendered walls with climbing clematis, it makes a superb outdoor retreat.

A built-in outdoor fireplace, which could also be used as a barbeque, forms an attractive focal point, while French doors create a seamless connection with the principal living space. A wooden gate from the courtyard provides access to log sheds, bin storage and a productive fig tree.

To the front, the walled garden is predominantly laid to lawn with well-stocked borders planted with perennials, shrubs, ornamental trees and colourful climbers. A rose arch frames views across the neighbouring woodland paddock, while in one corner, a paved terrace flanked by espalier apple trees enjoys the afternoon and evening sun. Tall timber gates within the brick wall provide secondary access and a garden shed sits alongside five productive raised fruit and vegetable beds.



Environs

Kirk Hammerton is an attractive rural village with a well-established community, surrounded by open countryside and particularly well placed for accessing York, Harrogate and Leeds by both road and rail. The village has a Norman church, primary school, nursery, children's playground, community café within the village hall and a railway station on the Harrogate Line providing regular services to Harrogate, Leeds and York with onward connections to London.

Further amenities including a pub, post office, café and doctor's surgery are some 15 minutes' walk away in neighbouring Green Hammerton, while the nearby market towns of Boroughbridge, Wetherby and Knaresborough offer a wider range of everyday services.

The area is well served by independent schools including Queen Ethelburga's College (3 miles), Cundall Manor (13 miles), Ashville College (12 miles), together with St Peter's School, Bootham School and The Mount in York.

The historic city of York is easily reached via the nearby A59 and its railway station provides direct services to London King's Cross, Edinburgh and Manchester.

Harrogate is approximately 20 minutes' drive away, and beyond lies the Yorkshire Dales National Park. Leeds is within comfortable commuting distance, while Leeds Bradford Airport can be reached in around 35 minutes.

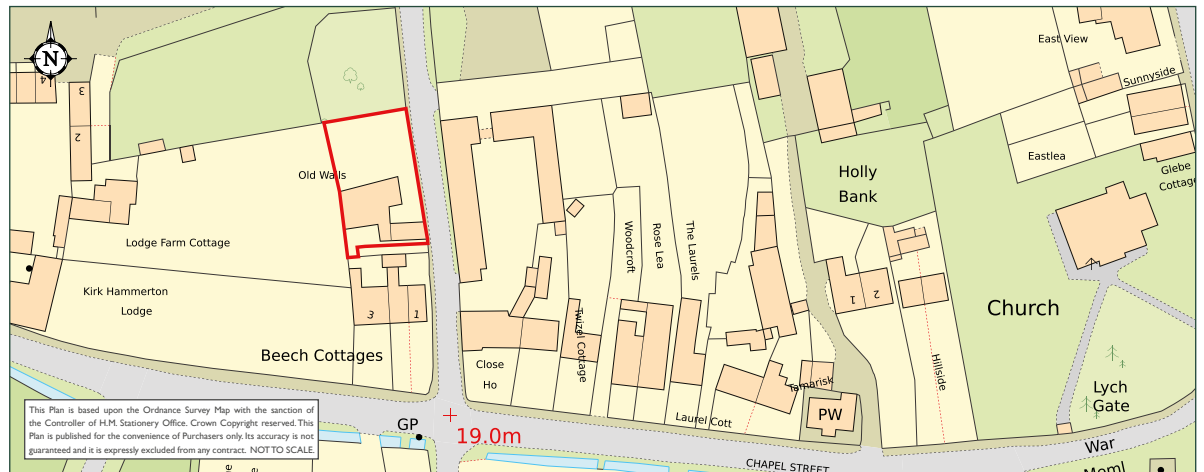
Directions

From the A59, follow the signs to Kirk Hammerton. Pass through the village and, after the railway station, turn onto Parker Lane. The property is situated on the left-hand side. Approaching from the east, leave the A59 at the turning for Cattal, following Gilsthwaite Lane into Kirk Hammerton before turning onto Parker Lane. The property will be found on the left-hand side.

What3words: ///regime.pursuing.grunt

Viewing

Strictly by appointment.



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