

SHALLOWDALE HOUSE

High Bank, Ampleforth

SHALLOWDALE HOUSE

**Outstanding mid-20th century house in
1.6 acres, south facing and elevated with far-
reaching views across the valley**

Helmsley 5 miles • Easingwold 9 miles • Thirsk 11 miles • York 20 miles

Front porch • reception hall • cloakroom • 3 reception rooms
• sun porch • kitchen breakfast room • utility/boot room •

Landing with library/reading area • 3 bedrooms • 3 bathrooms

Annexe: bedroom 4 • study/living room with kitchen •
bathroom • separate wc • balcony

2 attached stores

Lean-to greenhouse • potting shed • garden shed

Double garage

Landscaped garden • orchard • lightly wooded area

In all 1.6 acres

For Sale Freehold



ESTABLISHED 1992

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

blenkinandco.com

Shallowdale House, High Bank, Ampleforth YO62 4DY

Approximate Gross Internal Floor Area
334.6 SQ M /3601 SQ FT (excluding balcony, double garage)

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

Energy Efficiency Rating		
		Current
Very energy efficient - lower running costs		
(92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	49
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
		Potential
		72



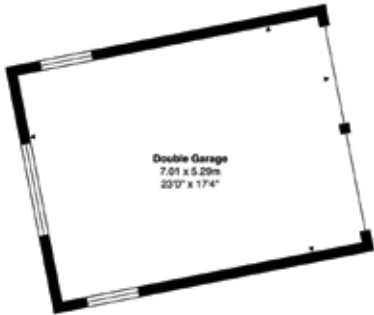
First Floor

Gross Internal Area: 165.6 m² ... 1783 ft²



Ground Floor

Gross Internal Area: 168.9 m² ... 1818 ft²



Double Garage

Gross Internal Area: 37.1 m² ... 399 ft²

Shallowdale House is a remarkable example of mid-twentieth-century domestic architecture, conceived with a clear relationship between light, space and its hillside setting. Natural light floods the interiors through a continuous run of wide picture windows across the southern elevation, while the open-plan arrangement creates adaptable living spaces that remain well suited to modern family life.

After 65 years, the house's bold architectural form has been softened by colourful climbers across the stone elevations and superb planting that has reached maturity, allowing the building to settle naturally into its landscape. The gardens embrace the house, rising gently into mature wooded grounds, while uninterrupted views extend across the Ampleforth Valley, encompassing rolling hills, patchwork fields and woodland.

A much-loved private home and guest house for 28 years, Shallowdale House now presents a rare opportunity for sympathetic renovation, while preserving the character, integrity and distinctive qualities of its original design.

- Detached mid-20th century house in 1.6 acres
- Adaptable living accommodation with east wing annexe
- Over 3600 sq ft arranged over 2 floors
- Outstanding views across the Ampleforth Valley
- Double garage, ample gated parking
- Landscaped garden to the front
- Lawns and woodland area rising behind
- Edge of village position
- Within the National Park and overlooking the Howardian Hills National Landscape



Tenure: Freehold

EPC Rating: E

Council Tax Band: Annexe B, House exempt under small business rates

Services & Systems: Mains electricity, water and drainage. Oil central heating.

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
 North York Moors National Park

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.



Named after the small dale adjacent to the property, Shallowdale House was built in 1960 in stone and pantile to a bespoke design. Many original mid-century details remain, including the aluminium sliding picture windows carefully positioned to capture the extensive views. Other surviving features include the suspended ceiling with concealed lighting, internal glazed sliding pocket doors, oak flooring, a staircase with tubular metal spindles and turned oak handrail, handcrafted metal door furniture, retractable metal hooks and the original ducted warm air heating system with floor and wall grilles.

Two rows of south-facing picture windows provide exceptional natural light and solar gain, while a wide internal doorway light to flow between adjoining rooms. A series of front-facing reception rooms are linked by sliding doors, creating the possibility of one continuous living space – ideal for large-scale entertaining

- extending to more than 50 ft, with full-height windows and doors opening onto the terrace.

The drawing room spans the depth of the house and features a recessed Baxi open fire. Expansive floor-to-ceiling windows bring in both south and west-facing light, while sliding doors open into the staircase hall, where the polished oak floorboards continue into the dining room. The broad reception hall benefits from dual aspect light, with views towards the garden from the front sun porch and a distinctive entrance door from the drive featuring a porthole window.

The dining room offers further flexibility, with double sliding doors opening into the sitting room, a dual aspect living space with a glazed door leading onto the south-facing terrace and gardens beyond.



The kitchen breakfast room has quarry tiled flooring and space for a family-sized table. The fitted country-style kitchen is arranged around a peninsula island with induction hob, while the adjoining utility/boot room provides a practical rear entrance to the drive. Fitted with a Shanks sink and built-in cupboards, the room also retains evidence of the house's original service features, including a former laundry chute and dumb waiter, both of which could be reinstated.

A narrow doorway leads from the utility room into the eastern wing annexe, formerly the integral garage and remodelled to provide accommodation arranged over two floors, with independent access from the drive. Currently used as private owners' accommodation, it comprises an inner hall with wine cupboard, separate cloakroom and open tread staircase, together with a ground floor bedroom with fitted wardrobes and a double aspect outlook across the garden. The first floor provides a flexible study/living space enhanced by remarkable views - and with a small kitchen and bathroom.

Stairs rise from the central hall, passing a tall window which brings natural light into the stairwell, and continue to a generous landing with library and reading area - offering perhaps the finest aspect of all. All three main bedrooms are well-proportioned doubles, positioned at the front of the house to make the most of the views, with built-in wardrobes and bathrooms located to the rear.



The principal bedroom suite forms a private area of the house with its own doorway and has access to the balcony; it comes with a fitted dressing room and en suite bathroom, equipped with shower, corner bath and heated towel rail. Bedroom 2 includes a wash basin, while bedroom 3 mirrors the generous proportions of the drawing room below and benefits from dual aspect views together with an en suite bathroom. The house bathroom is fitted with a bath and shower over.

Outside

Two five-bar gates open onto the tarmac drive, enclosed by planting, which sweeps across the rear of the house to the double garage. The garage is triple aspect, with timber doors, power, lighting and loft storage. A rose-clad metal arch marks the pathway to the main entrance, with steps descending, illuminated by motion-sensor lighting. Beneath two external stone staircases with metal railings are integral outbuildings, each housing a boiler. On the opposite side of the drive, steps within a retaining stone wall rise to the practical garden area with composting area, garden shed and oil tank.

The gardens wrap around the house, with the natural slope of the hillside rising behind into broad sweeping lawns, punctuated by magnificent broadleaf trees - including copper beech,

weeping willow and a robinia - and a productive orchard, underplanted with seasonal carpets of snowdrops and daffodils.

The upper section forms one of the most distinctive features of the grounds, the garden gradually revealing itself as the meandering mowed path continues upwards through woodland, passing alongside borders of shrubs and beneath specimen trees, including a Handkerchief Tree. A useful tap is situated at the far boundary. The whole is enclosed by post and rail fencing, with established roadside hedging providing privacy. A further five-bar gate from High Bank gives access to the upper section of the garden.

To the front, the garden is beautifully landscaped and includes an elevated south-facing paved terrace bordered by a rose bed, with a lean-to greenhouse at the far corner and an external tap. A broad flight of steps, flanked at the top by stone posts topped with cannon balls of unknown provenance descends to a sweeping lawn enclosed by mature planting, including a fine weeping birch. A tall hedge forms the front boundary, providing privacy and shelter, and a rose arch leads around to a sunken walled barbecue area, with stone seating and an outdoor fireplace.



Environs

Shallowdale lies in an elevated position at the far western end of Ampleforth, overlooking the Howardian Hills which separate the vales of York and Pickering, and act as a bridge between the North York Moors and the Yorkshire Wolds.

Ampleforth is a large village with a strong and active community, well served by a range of amenities including a primary school, churches, village store and post office, GP practice, two pubs and a café - surrounded by well-wooded countryside with an extensive network of public footpaths. It is home to the renowned co-educational public school, Ampleforth College. Further independent schools are within comfortable reach, including Terrington Hall School, Queen Mary's School and the leading independent schools in York.

Approximately ten minutes' drive away is the thriving market town of Helmsley, situated on the southern edge of the North York Moors National Park. The railway station at Thirsk Railway Station, around a 30-minute drive, provides mainline services via the East Coast and TransPennine routes, while the nearby A19 offers swift access to the A1(M). The historic city of York is approximately 45 minutes' drive to the south.

Directions

Coming from the A19 into Ampleforth, west to east, High Bank is immediately after the 30mph sign. Shallowdale House is the first on the left.

What3words: ///loving.valuables.trophy

Viewing

Strictly by appointment.



ESTABLISHED 1992



Important notice 1. No description or information given about the property or its value, whether written or verbal or 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:** July 2026. Some images may have been enhanced using artificial intelligence (AI); any such images will be clearly identified individually. Brochure by wordperfectprint.com

