

THE COTTAGE

The Village, Skelton, York



THE COTTAGE

Substantial period house in the heart of a village highly convenient for York city centre, leading state and independent schools and York railway station

*York outer ring road 1 mile • York city centre 3½ miles
A1 18 miles • Harrogate 20 miles • Leeds 26 miles*

Vestibule • hallway • garden hall • cloakroom • 5 reception rooms • kitchen/breakfast room • utility room • office • spiral staircase hall • separate wc • gym/games room • wine cellar

Principal bedroom suite with bathroom and dressing area • 5 further bedrooms • 3 further bathrooms, playroom

Double garage • driveway • walled garden

In all some half an acre

For Sale Freehold

Blenkin
& Co

ESTABLISHED 1992

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

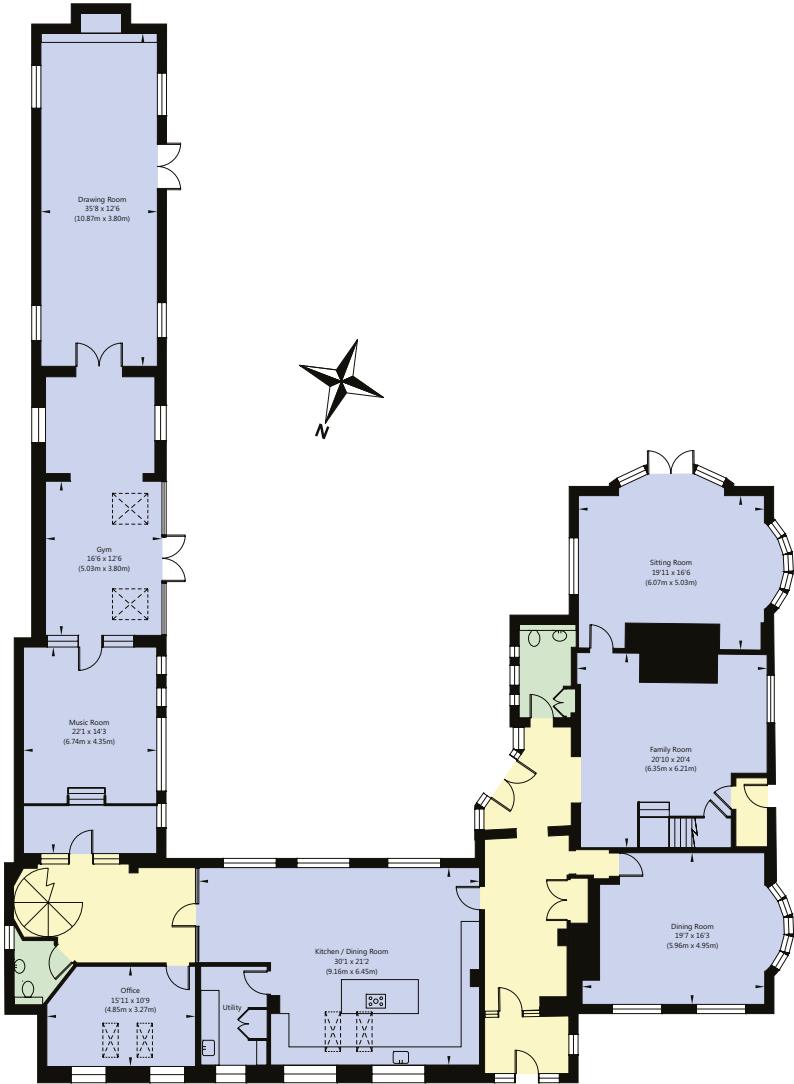
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The Cottage, The Village, Skelton, York YO30 1XX

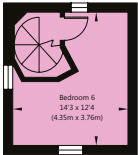
Approximate Gross Internal Floor Area
6345 SQ FT / 589.47 SQ M - (Excluding Garage)

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

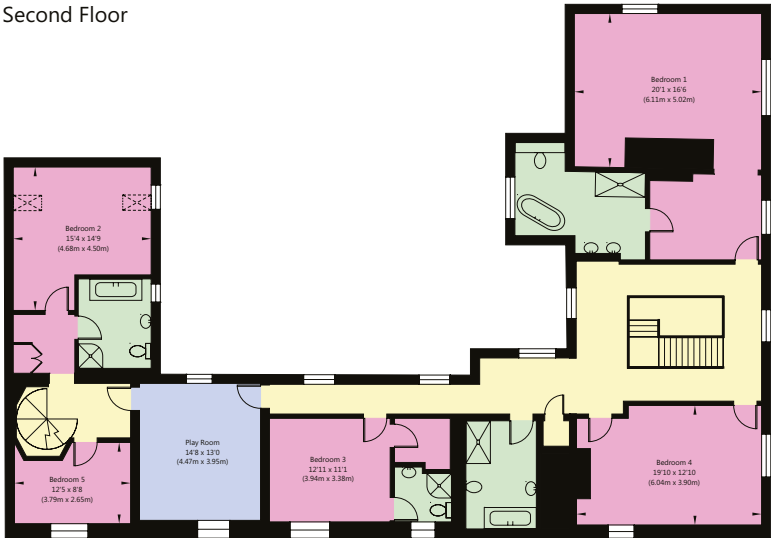
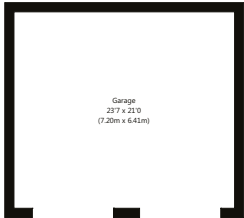
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	75	77
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



Ground Floor



Second Floor



First Floor

City

Country

Coast

The house name, The Cottage, is a masterstroke of disguise, masking the reality of a discreet 6300 sq ft family home whose scale is anything but modest. This stunning village house blends architectural elements from different eras into a harmonious home with hugely versatile accommodation. Its origins are believed to date back to the 1620s, as testified by the keystone in the drawing room, although much of its present form reflects modifications from the early nineteenth century. Brought fully up to date in recent years, The Cottage combines double-height spaces and light-filled interiors with cosy rooms featuring exposed beams and half-timbered walls; the result is a truly distinctive family residence. It sits within a beautiful

walled garden overlooking the village green and comes with a double garage and parking.

- Outstanding family house and large walled garden
- Versatile accommodation extending to more than 6300 sq ft
- High-spec and high-tech finish
- Double garage and secure off-street parking
- Walled, landscaped garden offering privacy and tranquility
- Superb setting on the village green next to an historic church
- Prime York village, exceptionally close to the city
- Ideally positioned for St Peter's and Bootham schools
- Convenient for road, national and local rail links



Tenure: Freehold

EPC Rating: C

Council Tax Band: G

Services & Systems: All mains services. Gas central heating. Underfloor heating in part. Cabled broadband plus ethernet. Security and fire alarm systems, intercom and surround sound systems.

Fixtures & Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Local Authority: City of York Council www.york.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 Cottage is located at the centre of Skelton's Conservation Area and is narrowly attached to its neighbour, enjoying a high degree of privacy and open aspects from all principal rooms. Comprehensively updated, it has a bespoke handmade kitchen and modern bathrooms, timber double-glazed windows, underfloor heating and cast-iron radiators, together with Bose home stereo and speakers, intercom and Cat 5 Ethernet cabling throughout.

Accessed from the drive, the stone-flagged vestibule opens to a hallway with feature open brick fireplace, connecting to the kitchen and west wing. At the heart of the house, the 30 ft double-aspect kitchen/dining room has skylights and generous dining and sitting areas, with a handmade David Charles kitchen, island unit and integrated Neff appliances, alongside a utility/laundry room.

Three reception rooms in the western wing overlook the village green. The triple-aspect sitting room has two curved bays, French doors opening onto the garden and a handsome fireplace with gas fire, stone surround and marble slips. The library/family room features mellow oak ceiling beams, a characterful wooden floor and oak staircase rising to a galleried landing, together with a stone fireplace housing a wood-burning stove and concealed access to a dry cellar, ideal for wine storage. It leads to the original front door, circa 1810, while the formal dining room is double aspect, well proportioned and full of character, with a curved bay window.



The eastern wing, developed from the original coach house and outbuildings, provides highly versatile accommodation with vaulted or tall beamed ceilings, floor-to-ceiling west-facing windows and garden access. It is currently arranged as a music room, games room/gym and superb drawing room with feature fireplace and beamed ceiling. An office has glazed internal windows providing an uninterrupted view to the herringbone brick fireplace on the far eastern wall, with its 1624 date stone.

A galleried landing giving access to the first-floor bedrooms and bathrooms. The principal bedroom suite is triple aspect and light-filled, with cast-iron fireplace, large dressing area and four-piece 'Victorian & Albert' bathroom with shower and freestanding bath. There are four further bedrooms and three bathrooms, including one en-suite and one with a jacuzzi bath. A room between two bedrooms makes an ideal playroom or occasional bedroom. An oak spiral staircase in the eastern wing leads to the second floor, where a 'tower' room provides a sixth bedroom with windows on three sides. The main loft is fully boarded with a drop-down ladder.



Outside

The property is approached from the village green through a five-bar wooden gate, where two majestic copper beech trees stand sentinel. The gravelled drive leads to the detached double garage with electric door, power and light. There is also a log store and functional garden area concealed behind a trellis.

The main garden is accessed through a wrought iron gate within a brick archway and extends around the house, enclosed by the property and high brick walls. Predominantly laid to lawn, it is thoughtfully landscaped with established planting, ornamental trees and well-stocked borders.

Stone terraces provide attractive areas for outdoor seating and entertaining, including a sheltered south and west-facing terrace adjoining the drawing room. External lighting and speakers complete the garden.



Environs

Skelton is a rural village discreetly located off the A19, yet exceptionally close to York city centre. Centred around its village green and Grade I listed church, the village retains a strong sense of community and offers a useful range of local amenities, including a village shop, doctors' surgery, primary school, garden centre and golf course.

The Cottage is particularly well placed for access to York and its renowned schools. The A19 provides a direct route into the city centre via Bootham, with St Peter's and Bootham schools especially conveniently accessible, while National Cycle Route 65 is close by. The property therefore combines the tranquillity and privacy of a village setting with easy access to central York and its leading schools.

York Railway Station is approximately four miles away, with regular services to London in under two hours, while Poppleton Railway Station is even closer. The property also enjoys convenient access to York's retail parks and the wider road network.

Directions

From York, head into the village and take a left hand turn alongside the eastern end of the village green, towards the church, on a small lane called. 'The Village'. The drive is the first on the right.

What3words: ///lectured.pine.recipient

Viewing

Strictly by appointment.



ESTABLISHED 1992



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