

1 DERWENT COURT

Howsham, York



1 DERWENT COURT

Outstanding period residence enjoying access to a communal gym and tennis court, in a beautiful stretch of countryside in between Malton and York

Malton 7 miles • York 12 miles • Yorkshire Coast 30 miles
A1M 27 miles • Leeds 38 miles

Entrance and staircase hall • 2 reception rooms • study • kitchen breakfast room • cloakroom • principal bedroom with en suite bathroom • 2 further bedrooms (1 with en suite bathroom) • house bathroom • loft

Open fronted double garage • garden store • private garden

Use of communal gardens and grounds • loggia • tennis court and gymnasium

For Sale Long Leasehold

Blenkin
& Co

ESTABLISHED 1992

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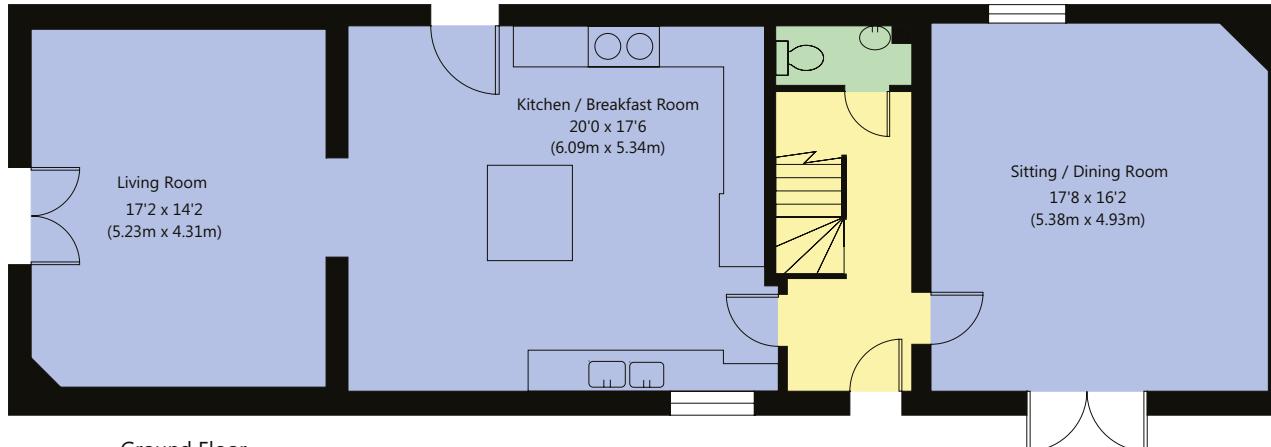
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1 Derwent Court, Howsham, York YO60 7PB

Approximate Gross Internal Floor Area

2211 SQ FT / 205.41 SQ M

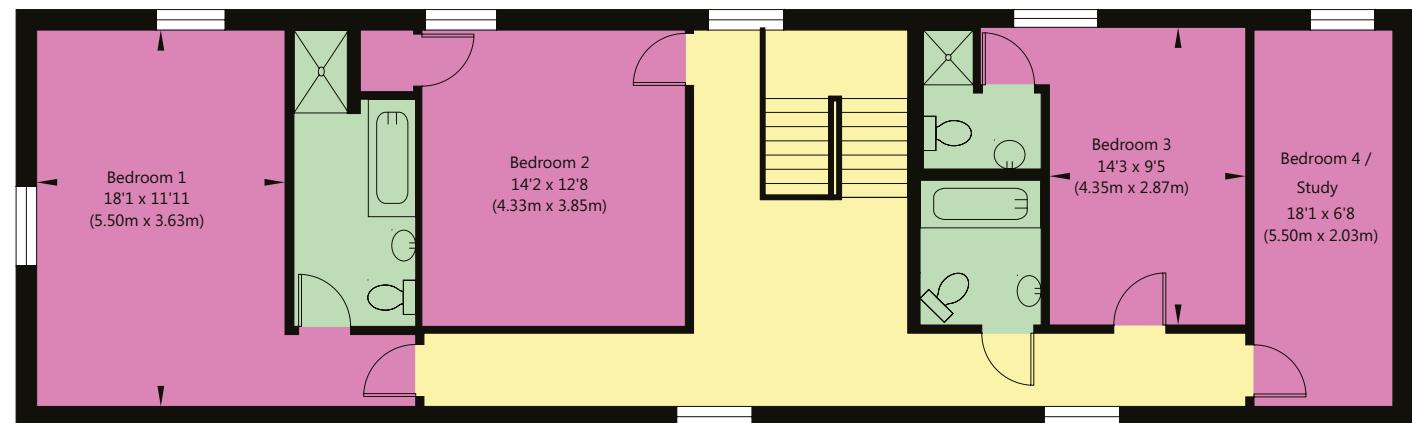
For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



GROSS INTERNAL FLOOR AREA
APPROX. 1036 SQ FT / 96.24 SQ M

First Floor

GROSS INTERNAL FLOOR AREA
APPROX. 1175 SQ FT / 109.17 SQ M



City

Country

Coast



1 Derwent Court is an exceptional residence - one of nine bespoke homes created within a magnificent Grade II listed stable block dating from the 1770s and designed by John Carr, arguably England's leading architect of the period. Originally serving the neighbouring Grade I listed Jacobean country house, the setting is wonderfully bucolic, lying on the edge of the village with protected rural views across green pastures to the distant hills. As the flagship property within this boutique development, 1 Derwent Court enjoys its own wraparound landscaped garden, a double garage, and access to magnificent communal gardens and grounds, including a gymnasium and an all-weather tennis court.

- Substantial leasehold 'house', elegantly appointed with high spec fittings
- Versatile accommodation of more than 2210 sq ft arranged over 2 floors
- Period property with robust, exposed beams and ceiling trusses
- Generously sized, beautifully proportioned rooms
- Double garage and secure store/shed
- Private, landscaped gardens on two sides
- Communal gardens of nearly 2 acres including a tennis court and gym
- Conservation village in the Howardian Hills with fine walks on the doorstep
- 20 minutes' drive to the city of York
- No onward purchase



Tenure: Leasehold – 999 years from 2002. Managed by the Derwent Court Management. £150 annual fixed ground rent.

EPC Rating: Exempt as listed Grade II

Council Tax Band: F

Services & Systems: Mains water and electricity, private drainage. Oil-fired central heating. LPG gas. The airing cupboard in bedroom 2 houses the Flowmaster unvented hot water cylinder.

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: North Yorkshire Council www.northyorks.gov.uk
AONB

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.

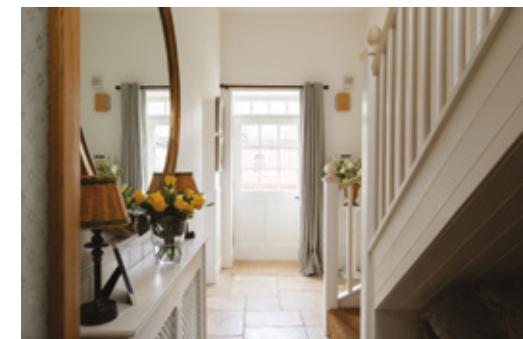


1 Derwent Court has been thoughtfully updated to create a stylish period residence, featuring spacious, light-filled rooms, windows that frame stunning views and a colour palette that complements its eighteenth-century heritage. Magnificent, architecturally expressive ceiling beams and sturdy oak trusses are a commanding presence that add depth and character.

From the inner courtyard, the front door opens into the staircase hall. To one side lies the characterful double-aspect sitting/dining room filled with west-facing light through French doors and with a contemporary Faber gas fire providing a focal point. On the opposite side is the spacious kitchen breakfast room, partly open to the living room to create a superb 37-foot space, ideal for family life and entertaining at the heart of the home. An external door opens to the front garden and garaging. The kitchen features underfloor heating beneath limestone tiles, an oak kitchen by

Chapel Kitchens of Nun Monkton and recently upgraded by a skilled craftsman, fitted units including a pull-out larder, granite work surfaces, a twin Belfast sink, an oil-fired Aga (Alpha model) and an island with a breakfast bar. Limestone flooring continues into the panelled living room, which has a contemporary gas real-flame fire and gives access to the private garden and enjoys views over the orchard and pastures beyond.

On the first floor, the galleried landing rises into the roof space with exposed ceiling trusses, illuminated for dramatic effect. The principal bedroom is infused with authentic character and faces west over adjoining farmland; its en suite bathroom is tiled in travertine. The house bathroom has Villeroy & Boch fittings, and there are two further bedrooms and a study that doubles up as a fourth bedroom.



Outside

The property is approached through electronically operated gates that lead to an extensive gravel parking and turning area in front of an open-fronted brick-built garage block with a slate roof. 1 Derwent Court has two allocated parking spaces along with an allocated store/shed attached to the rear.

The private gardens wrap around the house on two elevations and are enclosed by beech hedging. From the garaging, a wrought-iron garden gate opens onto a stone-flagged pathway leading to the front door, flanked by beds abundantly planted with colourful perennials. The lawned garden continues around to the side elevation, where a variety of ornamental and pollarded trees – London Plane, silver birch and cherry - frame the views across the communal orchard to pastures beyond. A paved terrace provides an ideal spot for enjoying the outlook.

Beautifully landscaped communal gardens of up to two acres surround Derwent Court. A loggia on the western elevation provides a sheltered place to sit and enjoy the manicured lawns and richly planted borders. Residents also have use of a communal reception area behind the loggia.

The property further benefits from access to an all-weather tennis court, overlooked by a paved terrace and barbecue area, a designated corner for hanging laundry, and a well-equipped gym with glazed doors offering fine views across the tennis court and open countryside beyond.



Environs

The charming hamlet of Howsham sits in the Derwent Valley within the Howardian Hills, an Area of Outstanding Natural Beauty, and at the foot of the Yorkshire Wolds. Walks begin right on the doorstep, including a permissive footpath for residents leading to Howsham Mill on the River Derwent. Excellent pubs lie within four miles: The Jolly Farmers at Leavening, The Blacksmiths Arms in Westow, and The Stone Trough Inn in Kirkham, the latter reachable on foot via a picturesque riverside walk.

The A64 is close by, placing the City of York within easy reach, with a choice of routes available. Vangarde Shopping Centre and Monks Cross can be reached in a little over fifteen minutes. Malton railway station provides connections to mainline services at York, with regular trains to London King's Cross. Malton itself is a thriving market town offering superb shops, good schools, a cinema, leisure centre and cottage hospital, along with a wide range of everyday amenities.

Directions

From the A64 follow the signs to Howsham and on entering the village continue down the hill to the bottom of the village and the carpark for Derwent Court will be found on your right hand side.

What3words: ///lateral.deeds.estimate

Viewing

Strictly by appointment



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ESTABLISHED 1992



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Redress
Scheme

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