



GREENHOWE

Hall Lane, Glaisdale, North Yorkshire

GREENHOWE

Beautifully renovated detached house in the North York Moors with large garage and surrounding gardens

Whitby 9 miles • Malton 30 miles • York 48 miles

Entrance and staircase hall • utility/boot room • kitchen/ dining room • sitting room • 4 bedrooms • 2 bathrooms (1 en suite)

Detached garage block with cloakroom/wc • summer house

Landscaped gardens • gated driveway parking

For Sale Freehold

Blenkin
& Co

ESTABLISHED 1992

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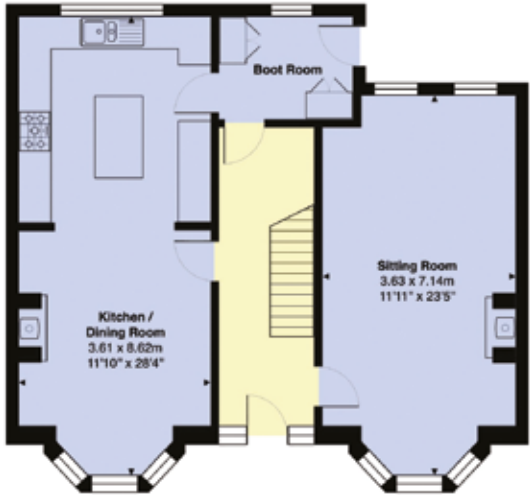
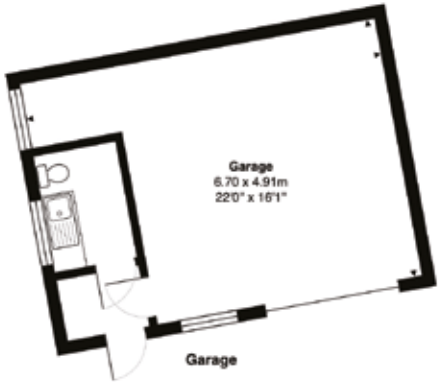
Greenhowe, Hall Lane, Glaisdale, North Yorkshire YO21 2PR

Approximate Gross Internal Floor Area

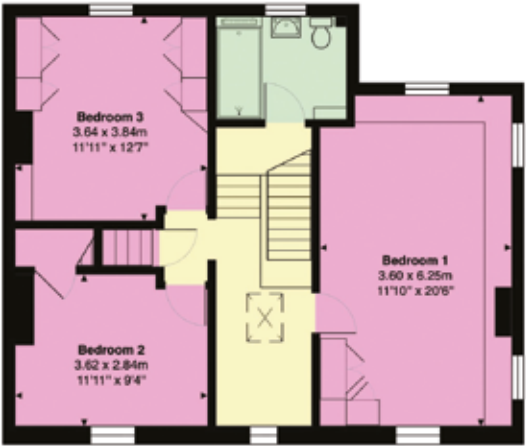
- Ground Floor: 761 SQ FT / 70.7 SQ M
- First Floor: 724 SQ FT / 67.3 SQ M
- Second Floor: 445 SQ FT / 41.3 SQ M
- Garage 358 SQ FT / 33.3 SQ M
- Total: 1929 SQ FT / 179.3 SQ M (Excluding garage)

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

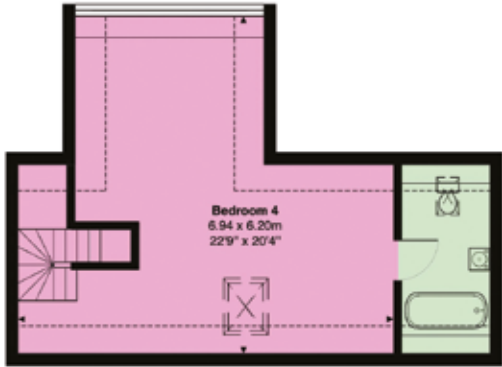
Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	96
	79



Ground Floor



First Floor



Second Floor

City

Country

Coast

Greenhowe sits at the heart of the village facing the green, where a Millennium oak stands at its centre. Detached and elevated, the house is aligned on an east-west axis and takes in panoramic views across the surrounding moorland.

Originally dating from the early 1900s, the house has been entirely renovated by the current owners, echoing the architectural character of the original Edwardian building. The specification is of the highest quality, particularly the extensive bespoke cabinetry, with the fixtures and fittings all dating from 2011. The house is enclosed by landscaped gardens and a range of well-planned

external spaces, including a gated driveway and detached garage.

- Double-fronted, detached house
- Nearly 2000 sq ft arranged over 3 floors
- Energy efficient with PV solar energy system and air source heat pump
- Landscaped garden bordering open countryside at the rear
- Far-reaching views to high moorland
- Detached garage block extending to 358 sq ft
- Gated parking
- No onward chain



Tenure: Freehold

EPC Rating: C

Council Tax Band: F

Services & Systems: Mains electricity, water and drainage. Underfloor heating on 2 floors, radiators on the 2nd floor. Zoned heating. Air source heat pump. 4kW solar panel system installed under the feed-in tariff (FIT) scheme with 16 PV panels on garage. Integrated fire alarm system.

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.





This handsome double-fronted house is distinguished by ridge tiles and finials, decorative Douglas Fir bargeboards and a recessed entrance with an oak front door, flanked by two bay windows. The house combines its traditional architectural character with a modern approach to energy efficiency. Triple glazing, an air source heat pump and solar energy system form part of the specification, providing efficient heating and on-site renewable energy without compromising the character or detailing of the building.

Inside, a central hallway has traditional geometric floor tiles, illuminated by stained-glass panels. Solid oak cabinetry extends throughout, including the skirting, architraves, ceiling and

staircase, the latter finished with walnut veneer and ebony stringing and handmade by an apprentice of Lord Linley.

Bespoke stained-glass windows and panels feature throughout the house, together with recessed spotlights and integrated speakers.

The kitchen/dining room is a particularly generous open-plan family space, with light entering through the bay and west-facing window. Engineered oak flooring runs through the dining area where there is a Clearview wood-burning stove with a stepped warming shelf, sitting beneath a bespoke Robin Winterton stone mantel with Yorkshire Rose relief.



The well-equipped country kitchen is centred on an island with breakfast bar and is fitted with granite worktops, a Neff induction hob and integrated appliances. Adjacent is a utility and boot room with an oak stable door opening onto the rear garden.

The sitting room is similarly generous, extending through the depth of the house and enjoying a double aspect. The bay window looks directly across the village green, while a Clearview wood-burning stove sits within a bespoke stone fireplace.

The light-filled first-floor landing incorporates a stained-glass lightwell, drawing additional daylight from above. Here are three double bedrooms, all with television points and views over the surrounding countryside. A shower room is illuminated by a stained-glass window and includes a walk-in shower and heated towel rail. The principal bedroom is over 20 ft in length and has a triple aspect with a window seat positioned to make the most of the view. Bespoke cabinetry extends along two walls.

The second-floor bedroom suite is a distinctive space beneath a vaulted ceiling, extending across the top of the house. A large triangular picture window follows the line of the gable and frames the view west towards the high moors while a reinforced glass floor panel draws light from the floor below and Velux window from above. The stylish en suite bathroom has a fitted vanity unit with basin and a freestanding slipper bath on claw feet.



Outside

Bespoke metal gates open onto the driveway, which provides parking and turning space in front of the garage. The property also has motion-sensor security lighting, an alarm system and external power points.

The brick-and-pantile double garage block extends to 358 sq ft. Constructed with steel framing and cavity wall insulation, it has double-glazed windows, a secure solid Italian timber door, plumbing and electricity, alarm system and security lighting, together with a separate cloakroom/wc. Its design echoes the house, with decorative bargeboards and ridge tiles. The building offers scope for conversion to an annexe, subject to the necessary consents, with the possibility of creating a replacement garage on the lower, northern section of the garden.

At the front, a wrought-iron garden gate set into the drystone wall opens onto a path lined with lavender. This crosses two areas of lawn before reaching the front entrance and raised stone terrace. Colourful borders run along the boundary wall, while metal gates to either side provide access to the rear garden.

The rear garden is enclosed by drystone walls on two sides and arranged over a series of levels, divided by retaining stone walls and raised flower borders. A summer house/potting shed occupies the far corner, while beyond the garden are open green pastures.

A level area to the north of the garage provides further versatile external space, including additional parking.



Environs

Glaisdale is an attractive and historic North York Moors village, with many stone-built properties and a genuine range of community amenities including a village shop, post office, butcher, primary school and railway station. Set within a particularly appealing part of the Esk Valley, the village is surrounded by river, woodland and open moorland, with extensive walking country and the Coast to Coast route passing through the wider area.

Whitby is approximately nine miles away, providing more extensive shopping, healthcare, schooling and access to the coast. Independent schooling is available at Fyling Hall School near Robin Hood's Bay, Scarborough College and Ampleforth College, while the Esk Valley Railway provides a particularly scenic connection through the North York Moors National Park.

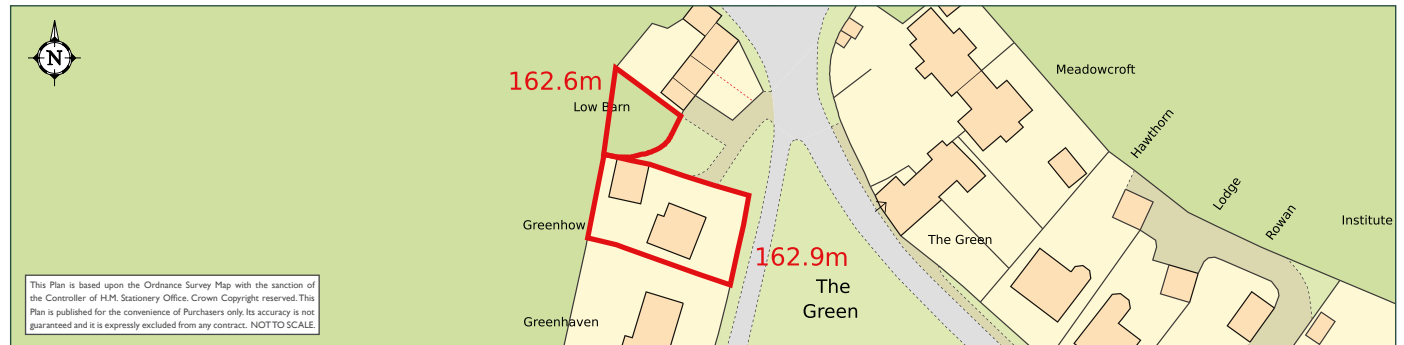
Directions

Greenhowe is situated within the upper part of the village on the west side of the village green.

What3words: ///heap.straddled.lifeguard

Viewing

Strictly by appointment.



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:** August 2026. Some images may have been enhanced using artificial intelligence (AI); any such images will be clearly identified individually. Brochure by wordperfectprint.com



ESTABLISHED 1992

