

GILBERTSON COTTAGE

Wheldrake, York



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Charming cottage with garaging, outbuilding and exceptional parkland garden

Wheldrake 1½ miles • Escrick 2 miles • York 8 miles
A1(M) 19 miles • Leeds 29 miles

Staircase hall • 2 reception rooms • kitchen/dining room • utility room • wc • 3 bedrooms • 2 bathrooms

Double garage • store room • multi functional room above

Parkland paddock • ample parking

In all 1 acre

For Sale Freehold

Blenkin
& Co

ESTABLISHED 1992

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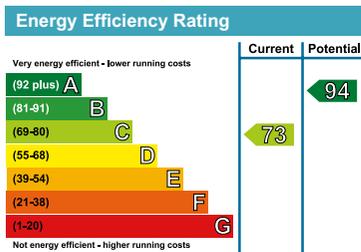
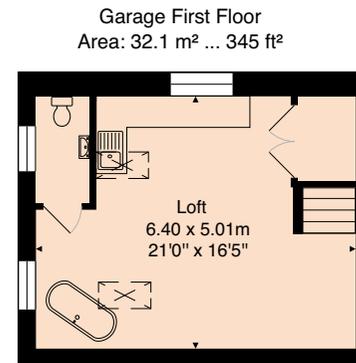
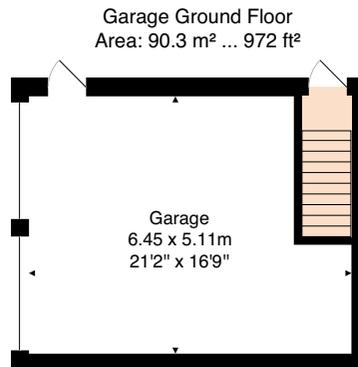
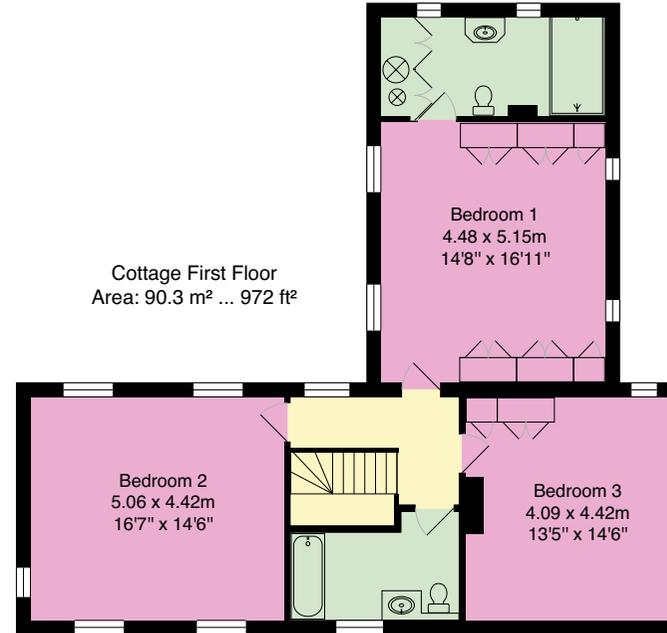
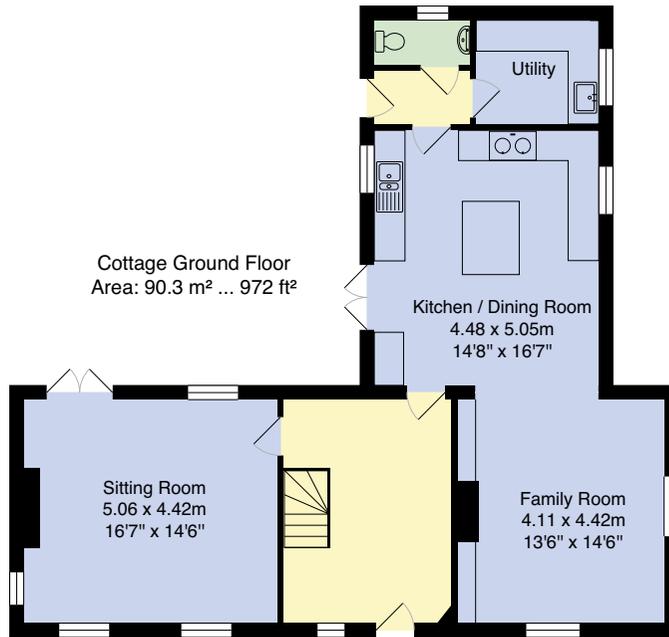
Gilbertson Cottage, Escrick Road, Wheldrake, York YO19 6BQ

Approximate Gross Internal Floor Area

Cottage - 180.6 SQ M / 1944 SQ FT

Garage - 65.1 SQ M / 700 SQ FT

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



City

Country

Coast



Gilbertson Cottage is an individual detached home built in 1998 of mellow brick beneath a pantile roof, finished to a high specification throughout. Offering generous family accommodation arranged over two floors, the house is particularly well appointed and enjoys a delightful west-facing aspect from its principal rooms and garden terrace across its own parkland gardens.

Set well back from a country lane between Wheldrake and Escrick, the property combines a peaceful pastoral setting with convenient access to the historic city of York.

- Detached house, elegantly appointed throughout
- Set in one acre of mature gardens
- Versatile living accommodation of nearly 2000 over 2 floors
- High-specification kitchen and bathrooms with underfloor heating
- Ideal as a principal residence, second home or holiday let investment
- Significant ancillary outbuilding with office potential
- Double garage, ample parking and EV charging provision
- Large parkland-style garden
- Situated some 8 miles south of York



Tenure: Freehold

EPC Rating: C

Council Tax Band: F

Services & Systems: Mains electricity and water. Oil-fired central heating. Private drainage. Fast broadband – fibre to the property.

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

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.





Gilbertson Cottage is approached via a long, shared driveway which sweeps past the front garden to a private parking area and garage.

The property combines contemporary comfort with attractive period-style detailing, including exposed timber beams, cottage-style doors with iron latches and character fireplaces. The triple-aspect sitting room centres on a wood-burning stove and benefits from French doors opening directly onto the garden.

Forming the heart of the home, the impressive kitchen/dining/family room is a wonderfully light and spacious living area extending to over 30 ft, with underfloor heating beneath quarry tile flooring and French doors opening south-west onto the sunny paved terrace.

The kitchen is well appointed with granite worktops, an island unit, integrated appliances and an Aga, while the sitting area features a further wood-burning stove flanked by fitted shelving and cupboards. A rear hall leads from the kitchen to the utility room and a separate wc.

All three bedrooms are generously sized with good ceiling heights, two of which include built-in wardrobes. Bedrooms 1 and 2 enjoy long views down the garden, enhancing the strong connection between the house and its grounds. The house bathroom and en suite are both well-appointed and benefit from underfloor heating.

The cottage has a proven track record of generating consistent income as a successful holiday let; further details are available upon request.



Outside

The house is orientated to face south and west, maximising light and outlook across its parkland-style garden and away from neighbouring properties. A sheltered paved terrace, enclosed on two sides and accessed via French doors from the sitting room and kitchen/dining room, enjoys all-day sunshine.

The gardens are bounded by post-and-rail fencing with a five-bar gate to the eastern boundary. They are predominantly laid to lawn and dotted with mature trees, creating an attractive, private setting.

The attached brick-built double garage has electric up-and-over doors and includes an EV charger (with provision for an additional unit). A staircase leads to a fully renovated first-floor room with vaulted ceiling, exposed trusses and rooflights, offering distant views towards York Minster. With a TV point and separate wc, this versatile space is multi functional. It is currently used as a laundry facility supporting the holiday let business.

We have been advised that there is the potential to create a private driveway across the paddock.



Environns

Gilbertson Cottage lies just east of the A19, providing swift connections to York, the ring road, the A1(M), and the commercial centres of West Yorkshire.

Local amenities in Wheldrake include a village shop, primary school, pub, church and regular bus service to York. Nearby Escrick offers further facilities including a primary school, the Parsonage Hotel, a well-regarded Thai restaurant and a fine dining pub. Approximately three miles away, Pool Bridge Farm provides wild swimming lakes and lakeside saunas.

York city centre is within easy reach by car, with the York Designer Outlet less than 10 minutes away, and the retail parks at Vangarde Shopping Park and Monks Cross Shopping Park around 20 minutes' drive.

The property lies within the catchment area for Fulford School (Ofsted 'Outstanding') and also offers convenient access to York's leading independent schools, including Pocklington School.

Directions

Heading south on the A19, take the left hand turn to Wheldrake at Crockey Hill and follow the road for approximately two miles. Just before entering the village, take a right hand turn continuing along Wheldrake Road. Follow the road for 1.4 miles and, on a curve in the road, you will see the drive on your left hand side, as identified by the property sign.

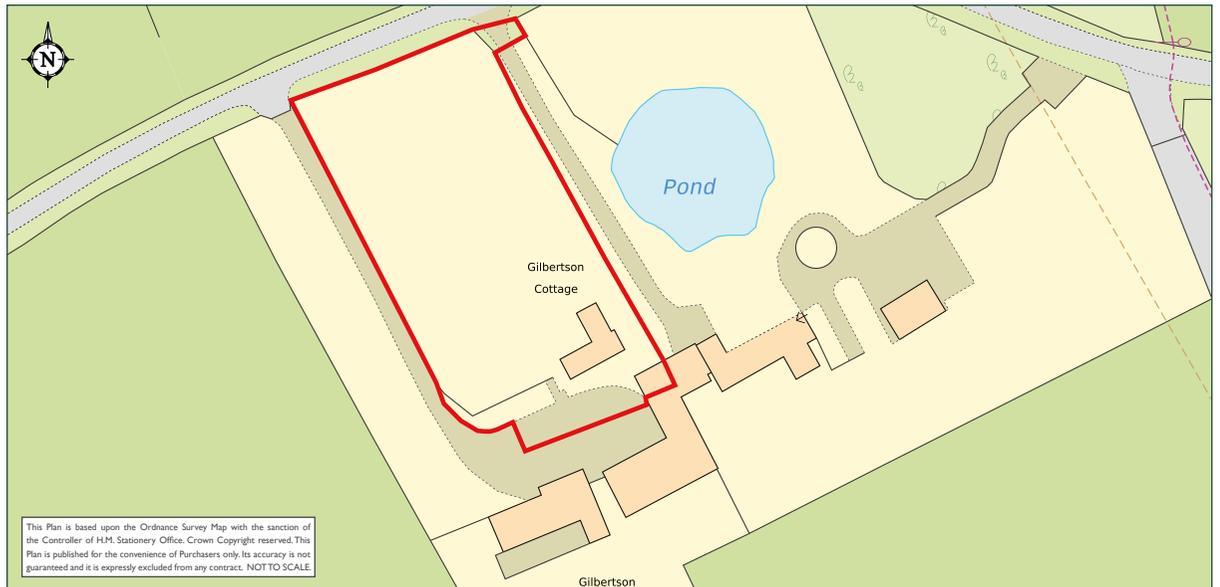
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Viewing

Strictly by appointment.



ESTABLISHED 1992



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