

Blenkin

& Co

CHARTERED SURVEYORS



MEADOW HOUSE • SCRAYINGHAM • YORK





## MEADOW HOUSE

Scrayingham, York, North  
Yorkshire YO41 1JD

*Stamford Bridge 4 miles • Malton and  
Pocklington 9 miles • A64/York ringroad 8 miles  
York city centre 12 miles*

**Immaculate, high spec/high  
tech property for the modern  
family in a village location.**

Kitchen breakfast room • utility room  
wc • garden room • 2 reception rooms  
principal bedroom suite • guest bedroom  
suite • 2 further bedrooms • house bathroom

Show room/garage with store above  
log store • ancillary two storey building

Landscaped gardens • paddock • stable block

In all just over half an acre

For Sale Freehold



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Built in 2011 by the award-winning Yorkshire builder, JP Wild Homes, Meadow House has been significantly extended with the addition of two detached buildings that have been designed to complement the main house and are suitable for a range of uses. The property confidently places the ultimate in smart living and luxury at the forefront of design, and the half acre plot enjoys glorious views over open countryside towards the tree-lined river Derwent.

- Modern, detached family house and buildings with west facing gardens
- Luxuriously appointed and harnessing the latest technology
- Hugely versatile ancillary building designed for entertainment and leisure
- Significant scope to create additional living accommodation subject to consents
- Thermostatically controlled, zoned heating for the whole including two new boilers
- Multiple garaging options and effective property security
- Half an acre plot within a rural village location
- Conveniently placed for access to York, midway between Malton and Pocklington

The principal house has been designed and equipped with the good life in mind using state-of-the-art technology backed up by fibre to the premises bringing superfast broadband speeds.

The contemporary kitchen includes a

Rangemaster, central island with wine fridge, granite worktops and a porcelain-tiled floor; alongside is a fully fitted utility room. Open plan from the kitchen, the garden room is a recent extension to the house; it has a contemporary 14 kilowatt cylindrical-shaped wood burning stove, huge lantern window and full-width bifold doors that open west to the non-slip porcelain-tiled terrace. The 23ft sitting room has a wood burning stove, and bay windows in both the sitting room and dining room overlook the front garden.

The three contemporary bathrooms are all designed with high quality fixtures and fittings, and the four bedrooms have bespoke wardrobes supplied and fitted by Hammonds. The principal bedroom suite has an electric multi-media projector screen, is west facing and enjoys far-reaching countryside views.

## Outside

Wrought iron gates and a further pair of timber gates secure the property. Both gates are automated with remote functioning as are the two restored Edwardian street lamp posts. The drive, which is constructed of stone setts, provides ample parking and gives access to the garaging.

The front garden is well screened from the quiet village lane behind a mature hedge. At the rear, the garden faces west and enjoys elevated views over the paddock across green pastures that gently descend to the river. A pergola on the

terrace provides structure and climbing perennials alongside a colourful herbaceous border run the length of the garden, with a feature street lamp providing outdoor lighting. Clipped box hedging and elegant wrought iron railings frame the lawn, and a five bar gate gives access to the paddock. A further terrace on the southern boundary enjoys an elevated position and is connected by French doors to the rear garage block where a well-equipped kitchen has been fitted (raising potential further use of the building). Here also is an outside tap.

The paddock is enclosed and extends to approximately one third of an acre with a stable block on the southern corner.

## Outbuildings

Show room: this adaptable building has power, light and zoned heating with a staircase leading to a store room; it is fully secure with bifold doors.

**Log store:** heat with an electric up and over door.

Ancillary property: this detached building has power, light and zoned heating, and provides workshop/garaging, a dog shower room/wc, and a fully fitted modern kitchen on the ground floor. On the first floor the 31ft room has three dormer windows, engineered oak floor, ornate cast iron radiators and is fitted out to be an impressive games room/'mancave'.

Stable block: timber-framed and comprising three stables (two 12'x12', one 12'x24').

## Environs

Scrayingham is a Yorkshire village that enjoys a peaceful, rural setting in the Lower Derwent Valley within the environs of the Aldby Park Estate. It has a popular riding school with livery yard, a village hall and Saxon church, and lies within reach of a wide array of shops, primary school and services in nearby Stamford Bridge, Malton, Pocklington and the City of York. The Balloon Tree with its superb shop and café is within ten minutes' drive. Heading east across the glorious open countryside of the Wolds is the Yorkshire coast. For schooling, Pocklington is home to a successful co-ed private school along with Woldgate School, and both Huntington School and the sixth form college in York are easily accessible.

**Tenure:** Freehold

**EPC rating:** B

**Services:** Mains electricity, water and drainage.

**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.

**Viewing:** Strictly by appointment

**Directions:** From York, cross the historic Buttercrambe Bridge, turn immediately left following the signs for Scrayingham. The property is situated on the left hand side some fifty yards before the church.

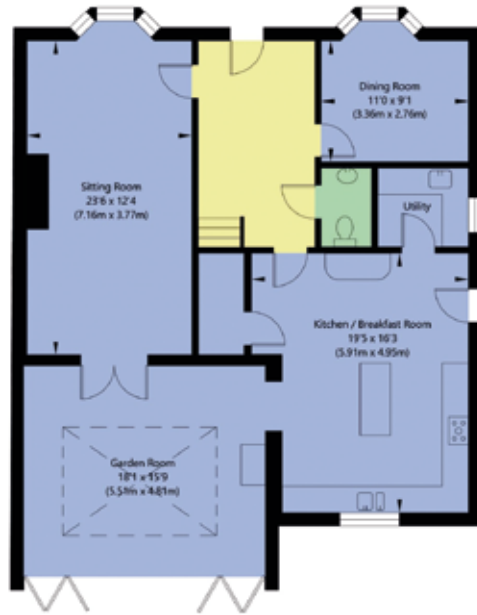
**Local authority:** Ryedale District Council 01653 600666 [www.ryedale.gov.uk](http://www.ryedale.gov.uk)



# Meadow House, Scrayingham, York, North Yorkshire YO41 1JD

Approximate Gross Internal Floor Area 3,865 SQ FT / 359.13 SQ M

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



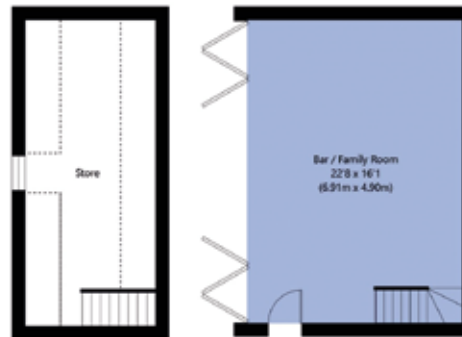
Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 1267 SQ FT / 117.75 SQ M



First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 956 SQ FT / 88.79 SQ M

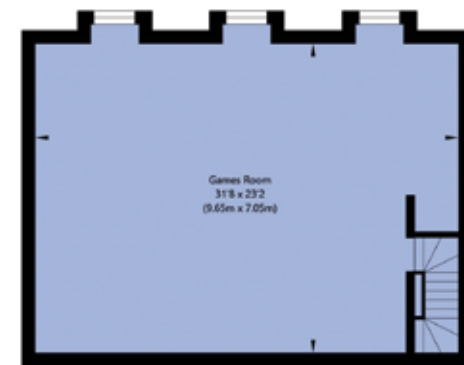


Ground Floor



First Floor

Ground Floor



First Floor





City

Country

Coast

