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PARK GATE • SAND HUTTON • YORK





PARK GATE

Upper Helmsley Road, Sand Hutton,
York YO41 1JZ

Stamford Bridge 3 miles • York 8 miles

Malton 11 miles • Leeds 30 miles

Exceptional 4,400 sq ft high-quality, versatile home in a sought-after village near York - offered with no onward chain.

Entrance lobby • staircase hall •
cloakroom/WC • 3 reception rooms •
garden room • kitchen/breakfast room •
utility room

Principal bedroom suite with shower
room • bedroom suite with shower room
and dressing room • 2 further double
bedrooms • guest suite with shower
room • 6th large bedroom with en suite
bathroom currently used as a spacious
study • family bathroom

Double garage • outbuildings • garden
wc • summer house

Established and private gardens to front
and rear

For Sale Freehold

This outstanding house, designed by the renowned Francis Johnson Partnership and completed in 2011, stands in one of the most desirable villages north of York, with easy access to the city. Its attractive architect design allows it to blend in with the traditional period houses of the village, yet it enjoys all the benefits of being thoroughly contemporary and energy efficient. It is finished to a particularly high specification throughout, and comes with lovely gardens to front and rear.

- Substantial, detached and versatile village house of around 4,400 sq ft
- High specification throughout and energy efficient
- Tadcaster limestone floors, underfloor heating, Villeroy & Boch and Ben de Lisi sanitaryware, bespoke fitted furniture, smart lighting and multi-room audio system
- Private, landscaped and well established gardens
- Electric gates, security lighting and smart doorbell with integrated video entry alarm system
- Straddling the Howardian Hills and Yorkshire Wolds
- Quick access to York city centre, Malton, the coast and Leeds

Park Gate has extensive and versatile accommodation with generous living space and ample storage options. Ideal for a family and providing excellent facilities for home working. High spec throughout, there is underfloor heating on the ground floor beneath Tadcaster limestone flooring, Villeroy & Boch and Ben de Lisi sanitaryware, bespoke fitted furniture, smart lighting and a multi-room audio system.

The 24ft kitchen/breakfast room is both an

impressive family space and a great entertainment area. It connects to the light-filled garden room with its roof lantern, windows to three sides and bi-fold doors opening onto the sunny garden terrace. The sleek, contemporary kitchen has extensive storage space and includes a large island with breakfast bar, Silestone work tops and integrated Neff appliances; alongside is a large utility room. From the central hall are three reception rooms, a dining room, elegantly proportioned sitting room with contemporary, wall-mounted gas fire, and a family/TV room fitted with a bespoke media cabinet.

On the first floor, the spacious principal bedroom suite has extensive fitted furniture and a shower room. There is a further bedroom suite with both dressing room and shower room, along with two more double bedrooms and a house bathroom. An additional very spacious bedroom suite with shower room is located above the garage and practically constitutes a separate wing. It is currently used as a guest suite. Finally, there is a versatile 31ft room with en suite bathroom which can be used as a sixth large double bedroom. Currently used as a spacious study, it would also make an ideal teenage suite, gym, or hobby room.

Outside

The house is well screened by established hedging, shrubs and trees, and set back from the village road behind parkland railings and wrought-iron electric gates. A gravelled drive sweeps in front of the double garage with sensor lights where there is a large parking and turning area in front of the house. The front garden is principally lawned with mature broadleaf trees, clipped box framing the front elevation, and there is side access to the rear.

The double-length garage has an electric door, power, light and windows with glazed doors opening onto the rear garden.

The rear garden is both private and sheltered, bounded by mature trees, hedging and trellis, enjoying a south easterly orientation. Abutting the house is an extensive terrace of paving and gravel with a feature rose bed encircled by clipped box hedging. At the far end of the lawn, a broad flight of stone steps ascends to a

raised paved and gravelled area with a timber summer house and rose beds. Beyond the garden there is a wide expanse of open countryside. On the southern boundary lies a range of brick outbuildings used as garden stores and a gardener's WC. Outside taps provide both hot and cold water.



Tenure: Freehold

EPC Rating: C

Council Tax Band: G

Services & Systems: Mains water, electricity and drainage. Security lighting and cameras, smart doorbell with integrated video entry alarm system and intercom.

Fixtures & Fittings: Only those mentioned in these sales particulars are included in the sale. All others are excluded but may be made available by separate negotiation.

Viewing: Strictly by appointment

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.

Local Authority: North Yorkshire Council www.northyorks.gov.uk Conservation area

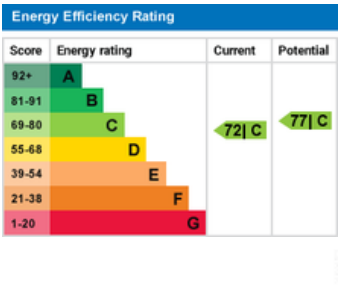
Directions: The house stands back from the Upper Helmsley Road overlooking the green. What3words [///ruler.broadens.umpires](https://www.what3words.com/ruler.broadens.umpires).

Environs

Sand Hutton lies just off the A64 some eight miles north east of York, within easy reach of the city, Malton and, via the York bypass, the A1(M1) and Leeds. Leeds Bradford airport

takes about an hour by car. The village has a thriving community with a highly regarded primary school, children’s playgroup, St Mary’s Parish Church, village hall and village green. Vangarde and Monks Cross retail parks can be

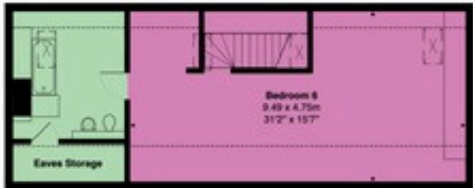
reached in ten minutes by car. Straddling the Yorkshire Wolds and Howardian Hills (an Area of Outstanding Natural Beauty), the village also offers easy access to some wonderful countryside and the Yorkshire coast.



Park Gate, Sand Hutton, York, YO41 1JZ

Gross Internal Area: 406.7 m² ... 4377 ft² (excluding garage)

All measurements are approximated for display purposes only and should be independently verified
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Second Floor
Gross Internal Area: 61.0 m² ... 657 ft²



First Floor
Gross Internal Area: 185.6 m² ... 1998 ft²

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City

Country

Coast