

WINDYGATES

Yearsley, York, North Yorkshire



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Exceptional off-grid house in the middle of Yearsley Woods with glorious views down the Ampleforth Valley.

*Ampleforth 2.5 miles • Easingwold 6 miles • Helmsley 7 miles
Thirsk/A19 12 miles • York 15 miles*

Hallway • kitchen • living/dining room • utility room •
2 reception rooms • study • 2 bedrooms • 2 bathrooms •
boarded loft

Detached garden studio • stone outbuildings • workshop

Gardens and grounds

In all some 0.64 acres

For Sale Freehold

Blenkin
& Co

ESTABLISHED 1992

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Approximate Gross Internal Floor Area

House: 1,933 SQ FT / 179.9 SQ M, Studio: 226 SQ FT / 21 SQ M
Workshop: 184 SQ FT / 17.1 SQ M, Stores: 404 SQ FT / 37.5 SQ M
Total: 2,774 SQ FT / 257.7 SQ M

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	68	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient • higher running costs		

Formerly a farmhouse dating from the 1800s, Windygates has evolved into a well-appointed and strikingly original stone residence set within attractive gardens and grounds. The house has been thoughtfully transformed, retaining its original character while making the most of its woodland position. Powered by renewable energy, it is both effortlessly comfortable and efficient, offering strong environmental performance without compromise.

The property includes a range of stone outbuildings as well as a separate studio and a workshop. It stands alone in a large clearing in Yearsley Woods, overlooking a meadow with long views down the Ampleforth Valley.

- Stand-out detached house in a remarkable woodland setting
- Offering nearly 2,000 sq ft of versatile accommodation
- Excellent mobile signal and superfast broadband
- Green energy: biomass boiler and solar panels; summer self-sufficiency with automated winter back-up generator
- Garden studio with wood-burning stove, kitchenette and shower room
- Secluded and private, with no neighbouring properties
- Rural woodland location with good accessibility – half an hour's drive to York
- Howardian Hills AONB



Tenure: Freehold

EPC Rating: D

Services & Systems: Biomass boiler for hot water and heating, LPG Calor gas. Solar panels. Private drainage - the septic tank is sited in the front meadow. Private water supply sourced from a tapped natural spring in the woods, feeding the outbuildings through an automated UV-filtration and salt-dosing system. Mains BT landline.

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
 Conservation Area

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.





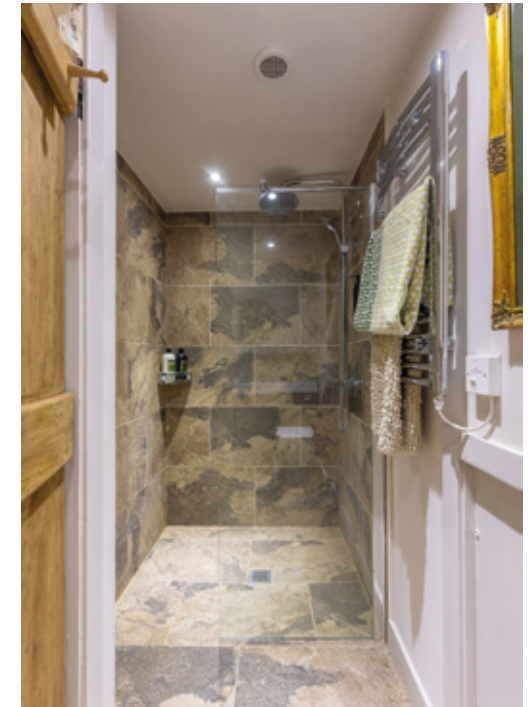
The property retains its original character with exposed rafters, mellow timber ceilings, window seats set into deep walls, and ledge-and-brace cottage doors with traditional ironmongery. These period elements sit comfortably alongside modern specifications such as double- and triple-glazed windows and doors, a 5-amp lighting circuit and underfloor heating throughout the ground floor. Practical connectivity is a notable strength, with reliable 4G and mobile reception, a BT landline and superfast broadband delivered by Beeline.

The kitchen connects to the dining room with quarry floor tiles extending approximately 35 feet and continuing eastward to the entrance hall and living area. This creates a versatile space for everyday use and entertaining, with the dining area positioned to capture long views down the valley through a series of picture windows.

The contemporary country-style kitchen features fitted units, wooden worktops, an island with a granite worktop, an oil-fired Aga, integrated appliances and a Kenwood Calor gas cooker with extractor; alongside is a walk-in pantry and a separate utility/laundry room.

The snug - formerly the cart shed - is a bright, double-aspect room with floor-to-ceiling triple glazing, direct garden access and a wood-burning stove with mantel over. The sitting room, part of the original farmhouse, enjoys an outlook south over the lawned garden and includes a restored timber ceiling and a reclaimed stone fireplace housing a wood-burning stove.





The study – also with a wonderful view over gardens and woodland - would serve equally well as a third bedroom, supported by a ground-floor shower room with contemporary fittings including a rain shower head, vanity unit and a heated towel rail.

Upstairs, two cottage-style bedrooms offer well-presented accommodation, complemented by a fully tiled house bathroom with a Velux window and fitted with a bath with shower over.

Outside

Access to Windygates is gained through private electric gates located at the far end of Yearsley Woods car park, leading onto a Forestry England track and public footpath that provides unrestricted vehicular access.

A second set of electric timber gates opens onto the private gravelled and landscaped forecourt of Windygates, providing ample, secure parking for multiple vehicles as well as an outdoor dog wash with hot and cold water.

Next to the studio is a superb outdoor seating and dining area beneath a timber pergola, complete with a built-in Braai wood-burning grill providing an ideal space for cooking and entertaining, sheltered by a high stone wall. Two further patio areas are positioned to capture sunlight throughout the day, one facing south across the lawned garden.

The property sits within gardens and grounds bounded by native hedging, dry stone walls and recently installed badger-proof fencing. This natural Dales-style garden lies predominantly to the southwest and wraps around three sides of the house offering privacy and shelter. It includes sweeping lawns, native planting, a crab apple tree underplanted with Lady's Smock, Ragged-Robin, Oxeye Daisy and spring bulbs, a wildflower area and an orchard.

Adjacent beech woodland adds to the setting, carpeting the ground with snowdrops in early spring and providing a memorable seasonal display.

Outbuildings

The detached garden studio is a renovated stone building of contemporary design, featuring south-facing floor-to-ceiling triple-glazed oak doors, oak-effect cushion flooring, a wood-burning stove, a kitchenette and a cloakroom with an electric shower powered by LPG gas.

Adjacent stone and pantile outbuildings have been renovated and house the solar plant room, biomass boiler, water softener, fuel store and a fully automated standby generator. Some have built-in racking for storage and the generator room includes a useful drying rack.

The secure workshop is constructed of oak with a pantile roof and is fitted with power and light. As well as the fitted workshop area, it provides ample space for garden machinery.



Environs

Windygates is set within the Yearsley Woods, an expanse of undulating woodland managed by Forestry England, featuring mountain bike trails and an extensive network of footpaths. It lies some $\frac{3}{4}$ mile from the nearest road. A track from the property leads directly to Ampleforth village, just over three miles away, offering many amenities including shops and pubs. The market towns of Easingwold and Helmsley, both within easy reach, provide a wider range of facilities.

York, with its mainline railway station, lies to the south, while Leeds Bradford Airport is accessible within an hour. The area benefits from excellent schooling options, including Ampleforth College nearby (walkable from the property), state schools in Easingwold and Nawton (Ryedale -Ofsted Outstanding) within a short drive, as well as a superb selection of schools accessible in York.

Directions

From Yearsley Moor Bank turn onto a track to Yearsley Woods car park. Any visitor will be collected - by appointment only - from a secure barrier that gives access to a Forestry England track heading east to Windygates.

What3words: Head of track///alert.beauty.burns
House ///abolish.logo.eclipses

Viewing

Strictly by appointment.



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