

PHEASANTS RISE

Langtoft, Driffield



PHEASANTS RISE

A compelling project, this handsome detached Victorian house in a superb setting and generous plot of 1.8 acres

*Driffield 6 miles • Bridlington 13 miles • Scarborough 15 miles
Malton 17 miles • Beverley and Pocklington 19 miles • York 30 miles*

Open porch • entrance hall • cloakroom/wc • 3 reception rooms • kitchen/breakfast room with walk-in pantry • utility room • boot room • store room

5 bedrooms • 2 bathrooms (1 Jack & Jill)

Attached stores • detached garage • timber shed

Gardens and grounds

In all some 1.8 acres

For Sale Freehold

Blenkin
& Co

ESTABLISHED 1992

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Approximate Gross Internal Floor Area

3,066 SQ FT / 284.9 SQ M
(excluding garage, store)

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			70
(39-54) E			
(21-38) F		28	
(1-20) G			
Not energy efficient - higher running costs			



City

Country

Coast



This impressive Victorian residence, dating from circa 1887, stands at the end of a long, tree-lined drive within an idyllic and private setting. Bordering open fields and overlooking the parish church below, the property enjoys far-reaching views across the rolling landscape of the Yorkshire Wolds to the south and west.

Pheasants Rise retains a wealth of fine period features and now offers an exceptional opportunity for a comprehensive yet sympathetic programme of renovation, restoring it to a family home of considerable stature. The property is offered for sale with no onward chain.

- Detached Victorian house circa 1887
- Accommodation extending to over 3000 sq ft
- Abundance of original features
- Requiring updating and modernisation
- Gardens and grounds approaching 2 acres
- Rural village in the Yorkshire Wolds
- Offered for sale with no onward chain



Tenure: Freehold

EPC Rating: F

Council Tax Band: F

Services & Systems: We are unable to confirm that the property is connected to mains electricity, water and drainage. Oil central heating.

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: East Riding of Yorkshire www.eastriding.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.



Constructed in handsome red brick beneath a steeply pitched roof with prominent chimney stacks, the house bears a date stone commemorating 1887 and Queen Victoria's Jubilee. It is understood to have formerly served as the vicarage to the nearby St Peter's Church.

True to a Victorian house of this status, the interior provides generous, well-proportioned rooms with lofty ceilings and some deep bay windows. Period details include fireplaces, a carved timber staircase, original floorboards, cornicing, stained glass windows and panelled doors retaining their original brass furniture.

The central reception hall forms the heart of the home and is mirrored by a spacious first-floor landing, with principal rooms arranged symmetrically on either side.



The kitchen is positioned to the rear, enjoying a west-facing outlook across the gardens. The elegant drawing room features a deep bay window, while the sitting room is dual aspect with a projecting square bay and walk-through sash window opening directly onto the garden.

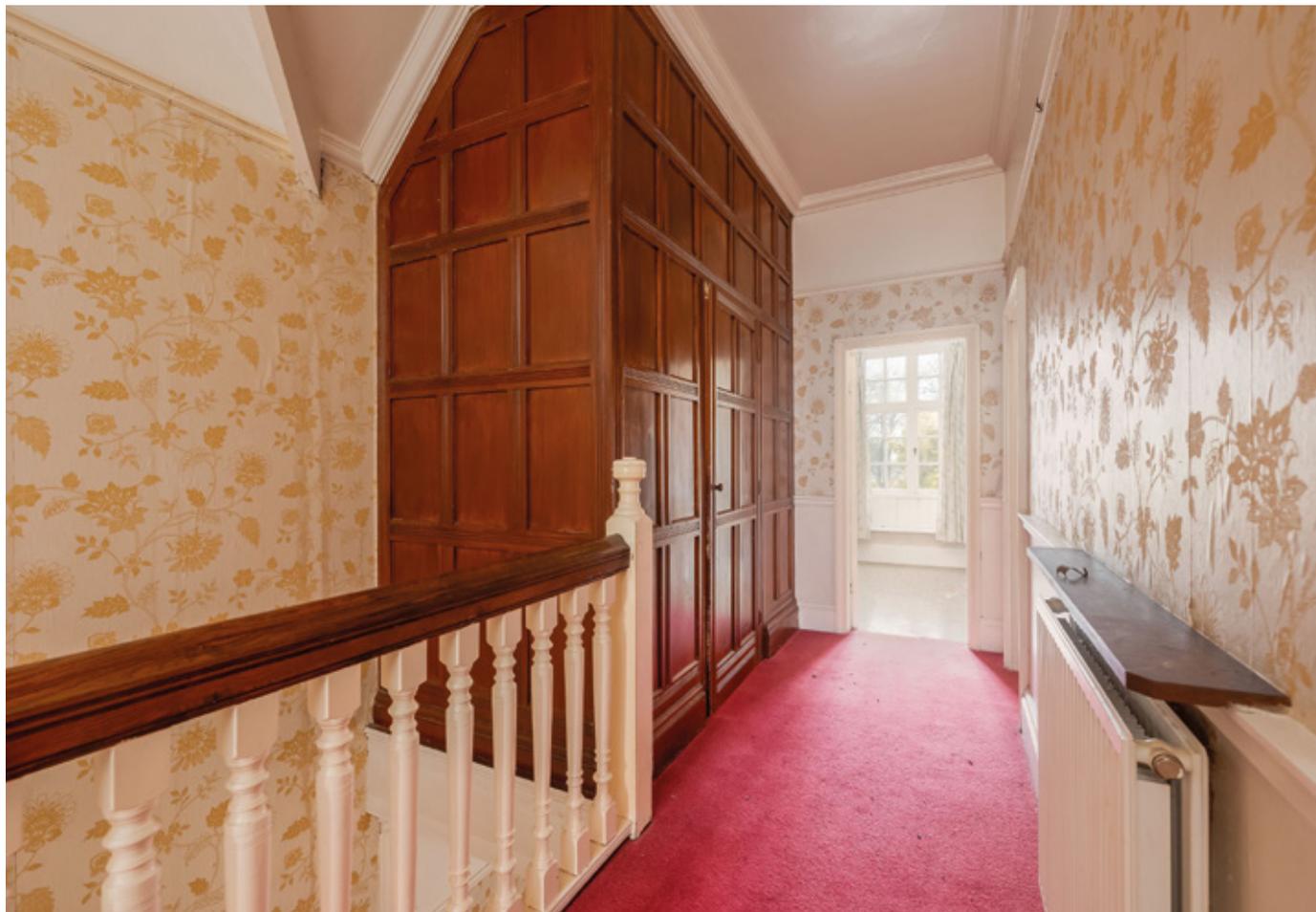
Five generously proportioned bedrooms are arranged over the first floor, some rising into the roof space, each enjoying attractive outlooks over the surrounding grounds and countryside

Outside

The gardens and grounds extend to almost two acres and wrap around the house, bordered by open fields on two sides and the church on another. A long, tree-lined drive passes a high grassy bank planted with spring bulbs and sweeps around the southern boundary, arriving in front of the house and garage where there is ample parking and turning space.

The grounds appear to have been carefully maintained in recent years and feature clipped shrubs and hedges, mature trees underplanted with snowdrops and aconites, expansive lawns, and an orchard. A tall yew hedge forms a boundary with the church.

Adjoining the house are two brick-built stores opening onto a courtyard secured by a wrought-iron gate. Additional outbuildings include a small, detached garage and a timber shed.





Environs

The property is located in the rural village of Langtoft, situated just off the B1249 (Scarborough Road), approximately ten minutes' drive south of Driffield, a market town with excellent facilities including schools, shops, sports centre and railway station. The village centres around a traditional green and offers local amenities including a public house, the historic parish church, a children's playground and a takeaway.

The surrounding countryside provides a quintessential Wolds setting of rolling hills and open farmland, offering rural tranquillity along with excellent access to nearby market towns, the east Coast and the wider Yorkshire region.

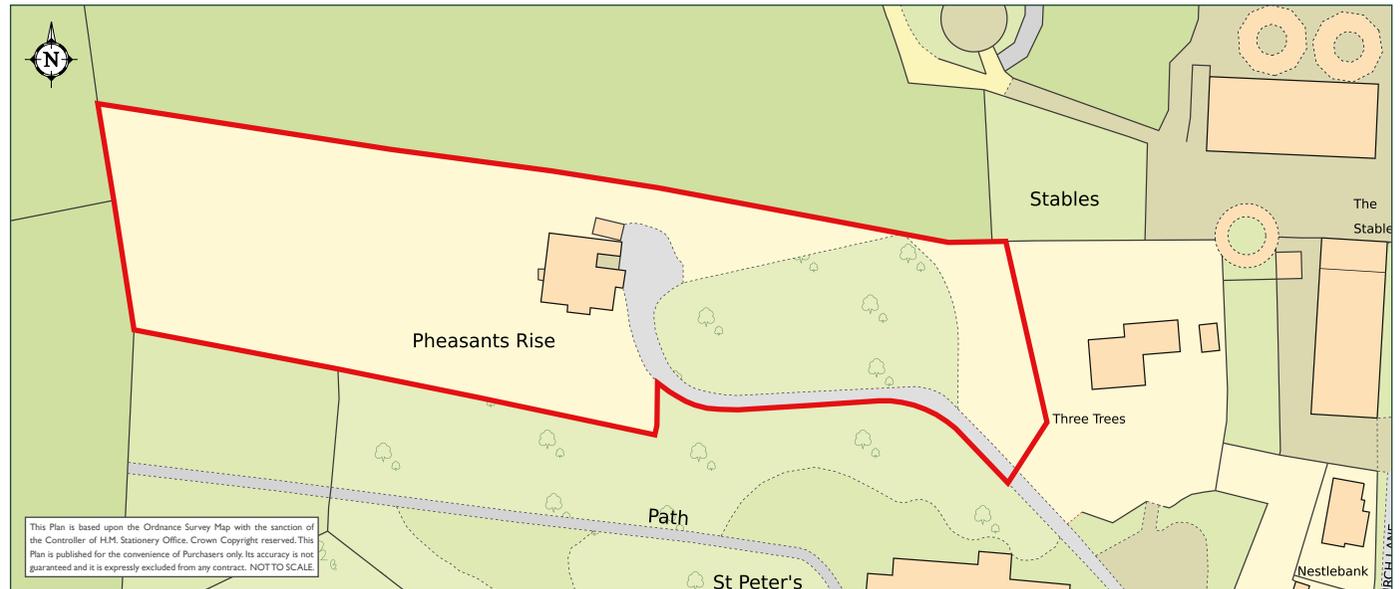
Directions

Proceed up Church Lane, passing the church on your left. Continue along the long driveway beyond the church to reach Pheasants Rise, located behind it.

What3words: ///sailed.jubilant.supper

Viewing

Strictly by appointment.



Important notice 1. No description or information given about the property or its value, whether written or verbal and 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:** February 2026. Brochure by wordperfectprint.com

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