

Blenkin
& Co
ESTABLISHED 1992



WOODSIDE FARM • SAND HUTTON • YORK





WOODSIDE FARM

Sand Hutton, York YO41 1LB

*Stamford Bridge 3 miles • York 8 miles
Malton 11 miles • Pocklington 11 miles
Leeds 30 miles*

Outstanding family house in 2½ acres, situated on the edge of a hugely popular village close to York

Galleried entrance and reception hall • cloakroom wc • dining and garden room • sitting room • kitchen/breakfast/living room • utility room • wc • cinema room • comms/storage room

Principal bedroom suite with bedroom • snug • dressing room and bathroom • 3 further bedrooms (2 with en suite bathrooms) • house bathroom • gym • study/bedroom 5

3-bay open garage • store/workshop • plant/pump room

Gardens and grounds

In all some 2.5 acres

For Sale Freehold



Woodside Farm is a substantial house with versatile family living space comprising large and light-filled rooms that connect well to the garden and surrounding countryside. It was renovated in 2010 from traditional farm buildings dating in part from the late seventeenth century and in part from the 1870s with a striking new build section linking the two. The outcome is impressive, delivered on a grand scale. Situated at the furthestmost end of a privately owned drive and adjacent to church grounds, Woodside Farm benefits from uninterrupted 180-degree views and sits in two-and-a-half acres. It is available on the open market for the first time.

- Outstanding family house at the farthest edge of the village
- House with versatile accommodation extending to more than 5500 sq ft
- Energy efficient – powered by green energy
- Outbuildings and open garaging
- Private outlook and country views as far as the eye can see
- Village straddling the Howardian Hills and Yorkshire Wolds
- 6 miles to the region's largest Marks & Spencer store/shopping park
- Rapid access to York, Malton, the coast and Leeds via nearby A64

Woodside Farm is built of heritage brick with a pantile roof and is orientated to face its garden and grounds and rolling, open countryside beyond. The overwhelming impression is of the house being detached although it is tenuously linked to its neighbours. The accommodation flows particularly well with generously proportioned living space and a hugely impressive 38 ft galleried hallway connecting to all principal ground floor rooms. High quality fixtures and fittings in the kitchen and bathrooms



are complemented by underfloor heating across the ground floor and in all first floor bathrooms, panelled oak doors, engineered oak flooring and a handsome oak staircase. Vestiges of the property's agricultural history are in evidence throughout with many sturdy oak ceiling beams and exposed brickwork.

The kitchen breakfast room extends 35 ft and is illuminated by a series of full-height windows extending from wall to wall with a glazed door opening to the terrace. There is ample space to accommodate a family-sized table and sitting area. Far-reaching views can be enjoyed from all corners of the room. The kitchen is fitted with contemporary units with under cabinet lighting, Corian worktops, an island with a family-sized breakfast bar, larder cupboard, an electric Aga and an array of integrated appliances including a coffee machine an integrated microwave and wine fridge. Adjacent is a large and fitted utility/laundry room with separate wc. The open plan dining and garden/family room features palatial sliding doors that open to the long paved and sheltered terrace with lawns extending beyond. A pair of glazed French doors illuminate the room from the south. At the western end of the house lies the seventeenth century part of the house and the characterful sitting room features some fine ceiling beams along with a log burning stove housed in a large mellow brick fireplace with a rustic oak mantel. The cinema room is fully fitted with an acoustic wall, atmospheric lighting, LED downlights and surround sound. Adjacent is a useful comms/storage room.

On the first floor, the principal bedroom suite is arranged across an entire wing of the house, extending some 45 ft and with vaulted roof space. It comprises a double aspect bedroom part open to a snug area as well as a dressing

room and bathroom with four-piece suite, heated towel rail and recessed television. In addition, there is a house bathroom also with a four-piece suite, a further large double bedroom and two further bedrooms with fitted wardrobes and en suite bathrooms. All enjoy fabulous views. The gym is a versatile space accessed from the large and light-filled landing with roof lights. Adjacent is a good-sized office that would work equally well as a fifth bedroom.

Outside

From the village, a long, tree-lined private drive sweeps past green pastures to where two gate posts indicate the property's western boundary. Woodside Farm stands at the farthest point facing its wraparound garden, land and rolling countryside beyond. The tarmacadamed drive continues to a gravelled area that passes by an avenue of copper beech trees and terminates at a large parking and turning area between the house and outbuildings. Here is an open three-bay garage, a large workshop/store and a pump/store room, all with power and light.

An area of laid concrete with low walls displays the footprint for the construction of a triple oak-framed garage alongside the drive. We understand that planning permission is in place.

The gardens embrace the house and are predominantly laid to lawn, scattered with broadleaf trees. Attractive paved/gravelled terraced areas connect to the house on three sides, providing areas for sitting out and enjoying sunshine throughout the day. On the eastern corner stands a woodland copse. The gardens and grounds are enclosed largely by post and rail fencing.

Environs

Sand Hutton has a thriving community with a highly regarded primary school, children's playgroup, St Mary's Parish Church, village hall and green with a traditional red telephone box. Straddled by the Yorkshire Wolds and Howardian Hills, the village offers easy access to surrounding countryside and the Yorkshire coast.

Sand Hutton lies just off the A64 some eight miles northeast of York and within easy reach of the city, Malton and the A1(M)/Leeds via the York by-pass. Vangarde and Monks Cross retail parks can be reached in about ten minutes by car and Leeds Bradford Airport takes about an hour. The independent schools in York, Pocklington and Ampleforth are all very accessible.



Tenure: Freehold

EPC Rating:

Council Tax Band: G

Services & Systems: Mains electricity and water. Klargester sewage treatment plant. Ground source heat pump. Underfloor heating ground floor (water) and underfloor heating bathrooms (electric). Superfast broadband. CCTV and alarm.

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.

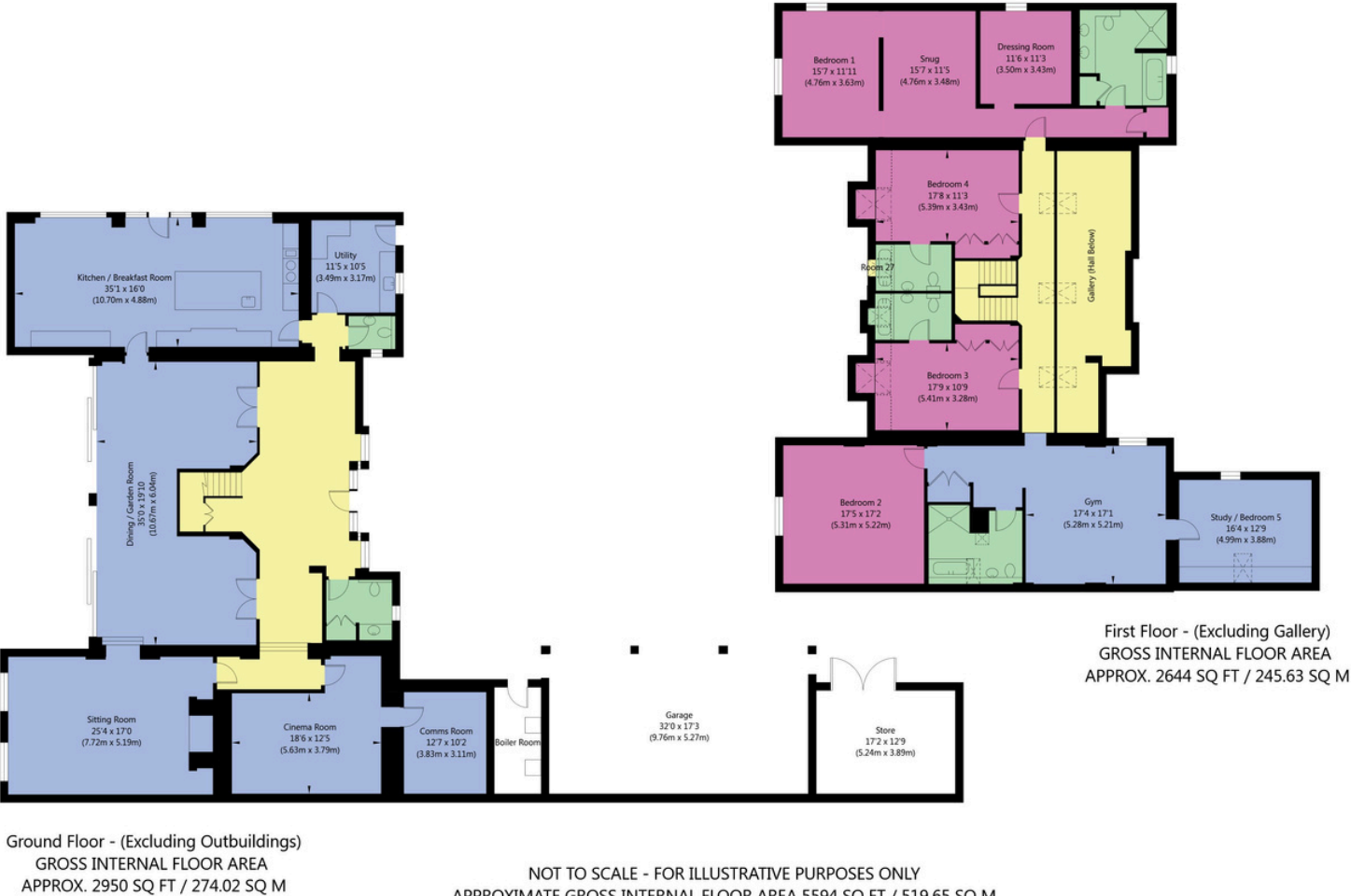
Viewing: Strictly by appointment

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.northyorkshire.gov.uk Conservation Area

Directions: From the A64, follow the sign to Sand Hutton. About a mile down, on the left hand side just before the Gate Helmsley junction and village green, is the imposing brick entrance with house sign.
What3words ///fortress.enclosing.fills

Woodside Farm, Sand Hutton, York, YO41 1LB



Important notice 1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("Information") may be relied upon as a statement or representation of fact. Neither Blenkin & Co no 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, particulars: Summer 2024



City	Country	Coast
------	---------	-------