THE PADDOCKS

Gilling East YO62 4HX

THE PADDOCKS

Rare opportunity to buy a cottage with nearly 2 acres in the Howardian Hills

Helmsley 7 miles • Malton 12 miles
Thirsk 13 miles • York 19 miles

Entrance hall • sitting/dining room • kitchen/breakfast room • utility room • study/bedroom 4 • 3 bedrooms • 2 bathrooms (1 en suite)

Integrated garage • summerhouse • potting shed • storage shed

Gardens and grounds • grassland

1.8 acres in all

For Sale Freehold

Blenkin & Co
ESTABLISHED 1992

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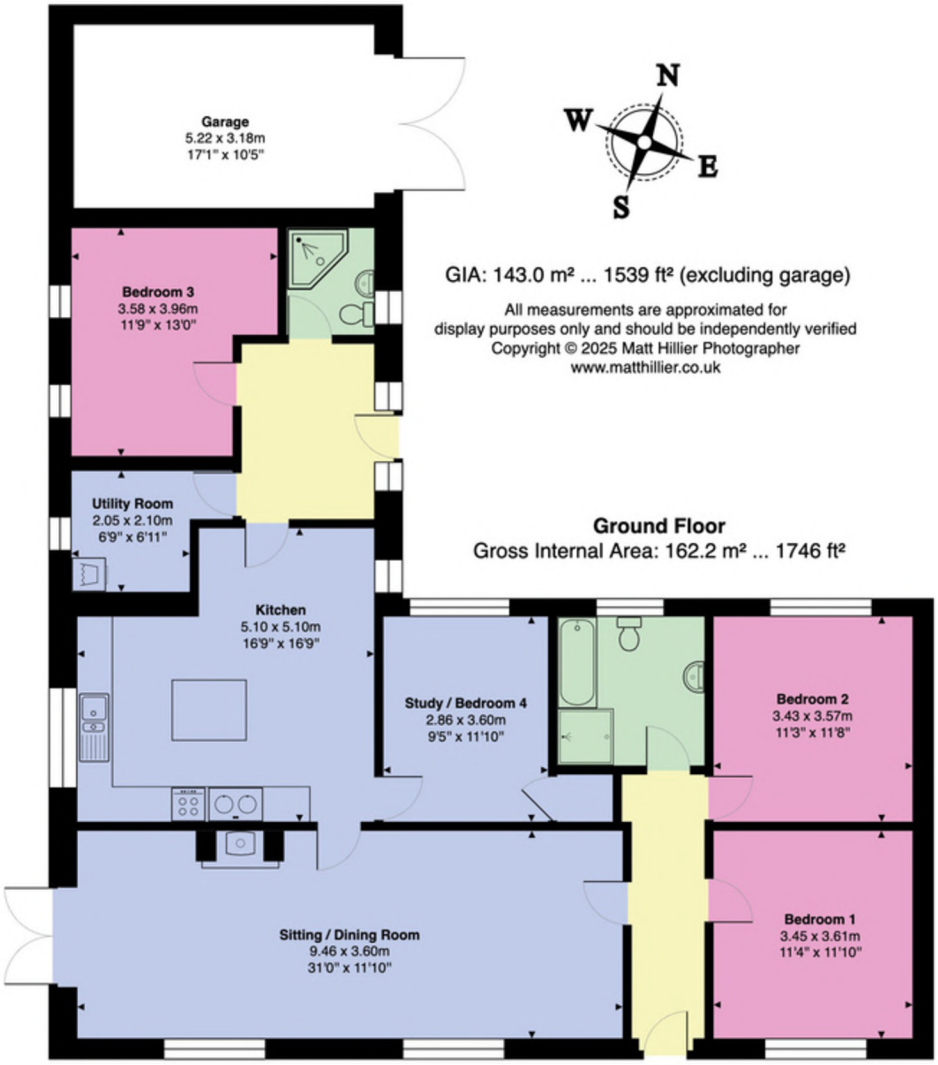
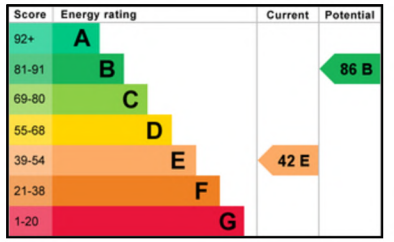
The Paddocks, Gilling East, YO62 4HX





City Country Coast

The Paddocks is a much-loved family home, a part renovation/new build created in the mid-1980s from a traditional stone cowshed on the family farm. Its orientation is ideal being south and west, overlooking the sweeping drive and beautifully planted gardens that merge seamlessly into grassland. The accommodation is thoughtfully and practically laid out with generous rooms sizes and built-in character. It comes with a secure parking area alongside the garage and enjoys significant privacy, its orientation facing away from its two neighbours. The Paddocks is a hugely appealing property, on the open market for the first time in its history.

- Pretty stone cottage in the Howardian Hills AONB
- Detached and private
- Superb outlook south and west across gardens and land
- Versatile ground floor accommodation of some 1500 sq ft
- Generous and well-proportioned rooms
- Up to 4 ground floor bedrooms
- Integral garage, amply secure parking
- Surrounded by beautiful countryside
- Rural but convenient with amenities close by

Tenure: Freehold

EPC Rating: E

Council Tax Band: E

Services & Systems: Mains electricity and water. Oil fired Rayburn acts as a cooker and boiler, heating the hot water. A wood-burning stove (fitted 2025) provides a back-up. Private drainage. Beeline broadband.

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 AONB

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.

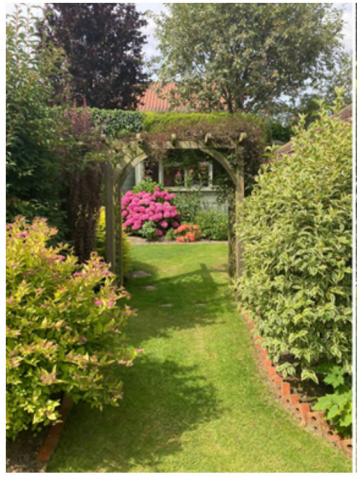
The Paddocks is one of three properties that formerly made up a farmstead. It enjoys a private setting, well screened from its neighbours. Its outlook is across its own lovely gardens and land bordering open countryside. The house is detached and built of stone with a pantile roof, adorned with flowering wisteria on the southern elevation.

The modern kitchen/breakfast room is a large room that easily accommodates a table. It was fitted in 2022, has a tiled floor, recessed downlights, an island unit, a Rayburn range cooker, integrated appliances, a separate Smeg hob and a 1½ bowl sink below a west facing window; alongside is a large utility/laundry room. The sitting/dining room extends 31 ft and is double aspect with a pair of large casement windows and French doors opening onto a west facing terrace with pergola. The room features a wood burning stove (newly fitted in 2025) within a brick fireplace with rustic oak beam above. There is both a formal front hall and a useful rear hall, the latter providing cloakroom space and an external door to the parking and garage. The three double bedrooms are serviced by two bathrooms, one en suite. A study with a deep walk-in cupboard would work equally well as a fourth bedroom.

Outside

Wrought iron cartwheel gates within two stout gate posts herald the start of the private drive. Laid to gravel, the drive sweeps past the front of the house, meets the eastern boundary and continues to the rear of the property through a further set of gates. Here is the secure parking area with outdoor tap and lighting, providing parking for multiple vehicles in front of the integral garage. The garage has timber gates, a workshop, mezzanine storage, power and light.

The gardens lie predominantly to the south and west of the house, with many points of interest such as shaped flower beds with grassy walkways, perennial shrubs, an arch with climbing rose and clematis, a charming summer house with tall windows and a variety of trees including flowering cherries, beech, copper beech, red oaks and yew. A sunny paved terrace abuts the house sheltered by a pergola adorned with clematis and honeysuckle. In addition, there is both a potting shed and a storage shed on the northwest corner. The garden seamlessly blends into paddock/grassland all fully enclosed by stock fencing and clipped mixed hedging with a beautiful drystone wall that runs the length of the western boundary. On the eastern boundary a tall leylandii provides a shelter belt from prevailing winds.



Environs

The Paddocks enjoys a tranquil position within an Area of Outstanding Natural Beauty, surrounded by beautiful countryside with Yearsley Woods on the doorstep. Two miles away is the charming village of Gilling East, characterised by historic buildings and with a fine-dining country inn, The Fairfax Arms, a handsome medieval church with Saxon origins and a village green. The village hosts summer fairs, festivals, community markets and concerts. Just beyond lies Helmsley with its historic market square offering a far greater range of amenities including shops, restaurants and an Arts Centre. The historic city of York and its railway station can be reached within 40 minutes' drive.

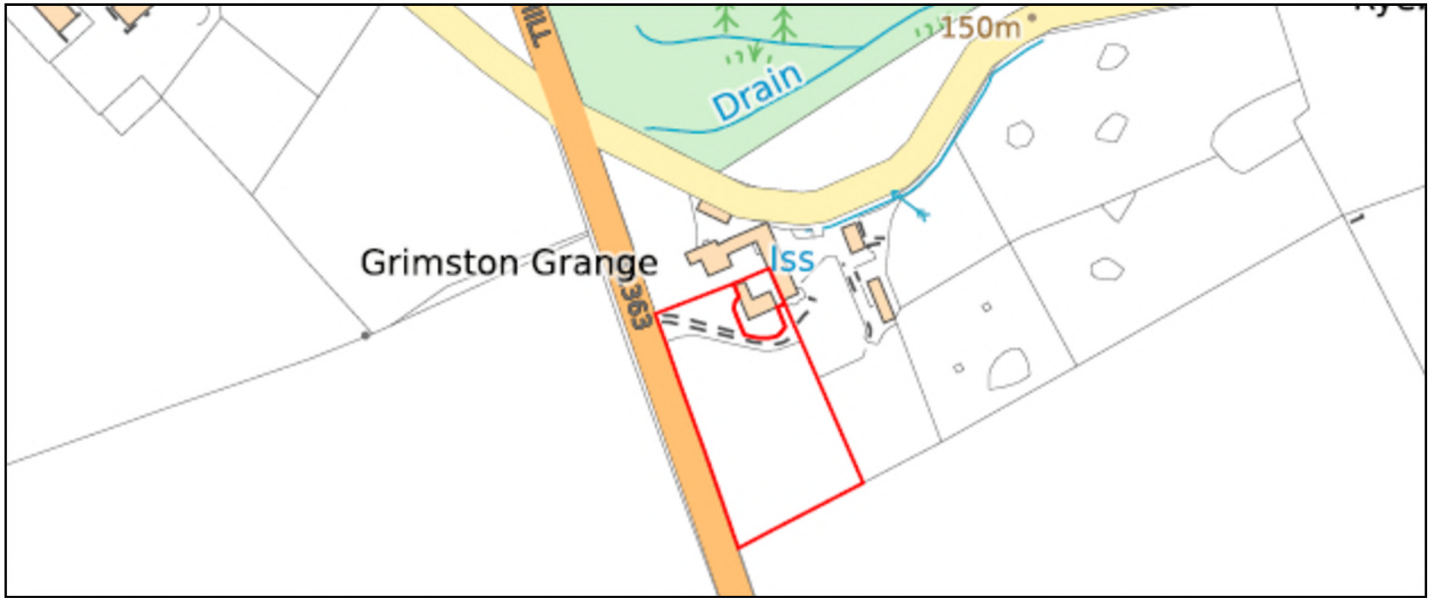
Directions

The drive can be found on the scenic B1363 York-Helmsley Road, immediately south of the junction with the Hovingham/Malton road.

What3words: Drive ///crescendo.seriously.divided House ///launched.spenders.labels

Viewing

Strictly by appointment.



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