

# THE FORGE

Ampleforth, York



## THE FORGE

**Detached stone house of great character,  
with a walled garden and open garage**

*Helmsley 5 miles • Easingwold 8 miles • Thirsk 20 miles  
York 22 miles*

2 reception rooms • kitchen/dining room • utility/boot room • cloakroom/wc

Principal bedroom suite with bathroom • 2 further bedrooms • house bathroom

Bedroom 4/office

2-bay open garage • secure workshop • secure parking

Walled garden

In all some 0.3 acres

For Sale Freehold

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ESTABLISHED 1992

Priestley House, 36 Bootham  
York, YO30 7BL

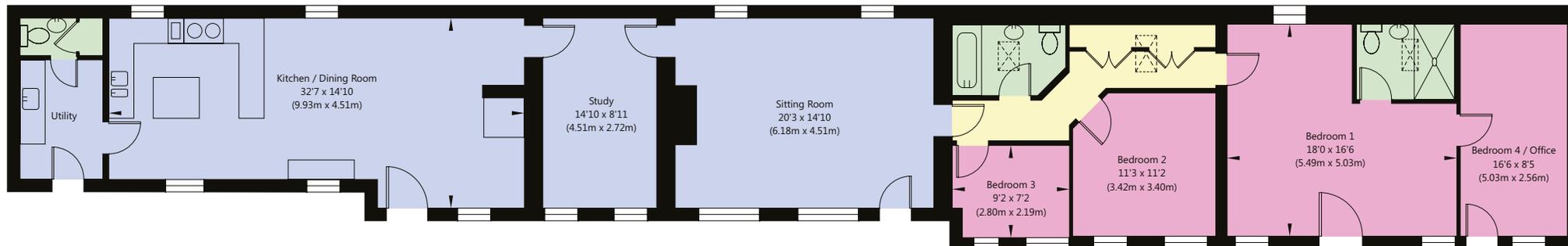
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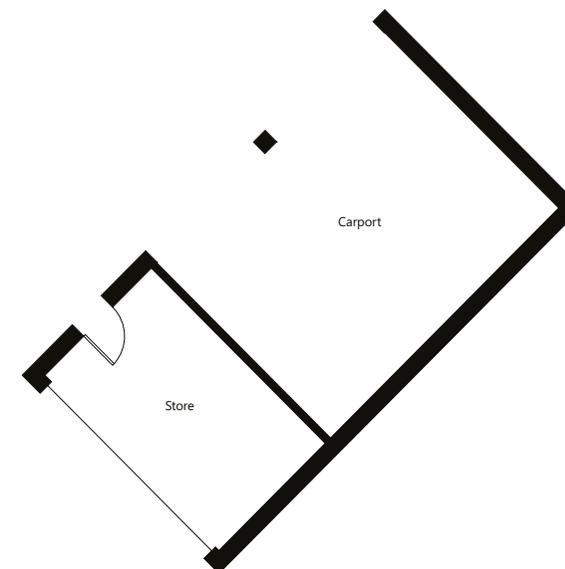
# The Forge, Mill Lane, Ampleforth, York YO62 4EJ

Approximate Gross Internal Floor Area  
1812 SQ FT / 168.3 SQ M - (Excluding Carport & Store)

For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



Ground Floor



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	73
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	39
(1-20) <b>G</b>	
Not energy efficient - higher running costs	

City

Country

Coast



The Forge was transformed into a charming residence some forty years ago, complete with a garage and a large garden. Nestled on a private plot towards the edge of the village, this charming single storey home offers an appealing blend of character and modern living with some large rooms each enjoying a wonderful aspect across the private and tranquil walled garden. Ampleforth offers a range of amenities including schools, pubs and a doctor's surgery, and lies within an Area of Outstanding Natural Beauty bordering the North York Moors National Park.

- Delightful village house and a walled garden
- Versatile accommodation totalling 1812 sq ft
- Single storey with large rooms and beautiful, vaulted ceilings
- Newly fitted bathrooms with contemporary fittings
- Three to four bedrooms
- Discreetly located with a very private garden bordered by stone walls
- Rural setting on the edge of the village
- Easy access/walking distance to village amenities
- Some 10 minutes' drive to Helmsley and 45 minutes' to York



**Tenure:** Freehold

**EPC Rating:** E

**Services & Systems:** The Mains electricity and water. Oil-fired heating. Septic tank shared 3 ways and owned & managed by Watergate Farm. Superfast 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](http://www.northyorks.gov.uk)  
AONB Howardian Hills

**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 Forge is a unique rural property with an interesting heritage that has been preserved during its sympathetic restoration. There are exposed beams, trusses and lintels, thick stone walls with deep-set sills, timber doors with latches, exposed brick and stonework and the original farrier's block. In the last few years, the property has benefited from a programme of renovation that has included new floorboards and carpets and two new bathrooms. The windows are all double-glazed and have been refurbished and all rooms have been redecorated.

The orientation is east-west with all principal rooms facing the lovely walled garden. Loft ceilings abound, rising into the roof space exposing mellow old timbers and roof trusses. The kitchen/dining room extends nearly 33 ft with a contained kitchen open plan to a generous dining area.

The modern fitted kitchen includes an oil-fired Aga and separate cooker and an island unit with granite worktop. The dining area is generous providing ample space to accommodate a family-sized table and features the farrier's block at the far corner. Alongside is a wc and a utility room with a sink and external door. The sitting room is another magnificent room, vaulted and beautifully proportioned with two floor-to-ceiling windows and a glazed door facing the walled garden. Wide floorboards and a wood-burning stove housed in a stone fireplace create further character. A study/snug is a versatile room that offers additional living space.



The bedroom and bathroom accommodation sits on the northern wing with every bedroom enjoying an outlook across the garden. The principal bedroom suite is a large room with a tall, glazed door providing direct access to the garden; the en suite bathroom has Burlington fittings and features a large walk-in shower. There are two further bedrooms served by a house bathroom with a bath and shower over. An additional room that would serve well as an occasional fourth bedroom, office or a dressing room for the principal bedroom, sits at the far end of the house. The inner hall is illuminated by a skylight and has wall-to-wall fitted cupboards with a hanging rail. The loft is boarded and accessed via a dropdown ladder.

## Outside

Painted five-bar gates within a high stone wall open to the enclosed, walled garden and gravelled driveway in front of the open garage. Constructed of timber with a pantile roof, the open two-bay garage has light and power and an attached, secure workshop as well as a lean-to for logs. This delightful family garden is predominantly lawned with climbing roses and trained espalier fruit trees adorning the high boundary walls. It is full of variety with established plants, borders, hedges and trees, including a wonderful crab apple and laburnum. There is a paved terrace abutting the house and a decked terrace providing an appealing sitting out area in dappled shade.





## Environs

The Forge lies at the southern end of the village of Ampleforth. The village enjoys a busy community life and is well served with amenities that include a primary school, churches and a bus service as well as a village store/post office, GP practice, two pubs and a coffee shop. It is home to the eponymous co-educational public school and is surrounded by beautiful and well-wooded countryside with public footpaths. The market town of Helmsley is close by and the North York Moors National Park sits alongside. Within half an hour is Thirsk railway station with its mainline East Coast/Transpennine service and York city centre lies some forty five minutes' drive to the south.

## Directions

From the heart of the village head south, following the beck on Mill Lane, and the shared drive to the property can be found on the left before the right hand bend leading out of the village.

**What3words:** ///tonal.remarked.reclining

## 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:** March 2026. Brochure by wordperfectprint.com

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