

Blenkin



THE OLD VICARAGE • STAXTON





THE OLD VICARAGE

Wains Lane, Staxton, Scarborough
YO12 4SF

*Seamer 4.5 miles · Scarborough 7 miles
Malton 17 miles · York 34 miles*

**Substantial seven-bedroom
Victorian house with lovely
gardens**

Reception hall · study · 2 reception
rooms · cloakroom wc · kitchen /
breakfast room · utility room · garden
room · cellar

7 bedrooms · 3 bathrooms · shower
room · wc

Double garage · coal store · garden
stores · shed · greenhouse · gardens

For Sale Freehold

The Old Vicarage is a fine family home surrounded by its own gardens and located on the edge of the village within strolling distance of local amenities. The lovely interiors reveal considerable character with tall sash windows, wooden shutters, wooden panelling, elegant cornicing, fireplaces on all floors, lofty ceiling heights and generously proportioned rooms – all features associated with a house of this vintage and status.

- Detached Victorian family house
- Versatile and substantial accommodation
- Nearly 4000 sq ft arranged over three floors plus a cellar
- Lovely gardens
- Drive and parking for multiple vehicles
- Four miles to Seamer Railway Station
- Well situated for the A64 giving access to Scarborough, Malton and York

The traditional panelled front door of The Old Vicarage opens to a fine reception hall with an elegant marble fireplace. From here an inner staircase hall, with its handsome staircase and open galleried landing above, gives access to three reception rooms as well as a cloakroom and separate wc. The front study is dual aspect with a fireplace, the drawing room has a triple south facing arched window giving lovely views of the gardens and Wolds beyond, original coving and a fireplace within a tall mantel, and the dining room has a floor-to-ceiling glazing with a single glazed door that opens to the lawned garden. The kitchen breakfast room has French doors that open west onto a broad flight of stone steps that descend to the garden. The fitted kitchen has a breakfast bar, a mix of granite and Corinth worktops, integrated appliances and an electric Aga. Accessed down three stone steps is the large utility/laundry with the original black and red tiled floor, an original built-in

cupboard and door to the garden room. The cellar has two rooms, both with good ceiling heights.

On the first floor there are five double bedrooms and a single bedroom. Those with south facing windows enjoy particularly fine views of the rising hills. The bedrooms are served by two large bathrooms, a shower room and a separate wc. Bedroom One is connected to the adjacent bedroom offering potential to create a dressing room or nursery. On the second floor is a further double bedroom with a cast-iron fireplace and a bathroom with a roof light.

Outside

A five-bar gate opens onto a gravelled driveway providing ample parking for a number of vehicles and leading to the double garage with electric up-and-over doors and internal access to two stores. The family-sized garden has flower beds, sweeping lawns that lie predominantly to the south and west, and a variety of well-established shrubs and trees. It is bounded by fencing and high mature hedging and in part enjoys an outlook over open fields. There are two patios, one accessed directly from the dining room that enjoys south facing sunshine, the other on the west side. A further store is accessed directly from the garden. On the south west side of the lawn is a timber shed and greenhouse.

Environs

Staxton is served by a number of local amenities including a primary school, playing fields with cricket club, village hall, eleventh century church and Harpers Fish & Chip restaurant; it is also host to an annual music festival. Located just off the A64 trunk road, the village stands between the Vale of Pickering and the steeply rising Yorkshire

Wolds to the east, convenient for the Yorkshire coast and North York Moors. There is a good bus route and a railway station at nearby Seamer on the Trans Pennine Express providing a service to mainline York as well as Malton and Scarborough.

The village offers easy access to secondary schools in Malton and Scarborough as well as Scarborough Technical College and the independent Scarborough College.



Tenure: Freehold

EPC Rating: G

Services & Systems: Mains electricity, water and drainage. Oil fired heating.

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

Local Authority: North Yorkshire Council
www.northyorks.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.

Directions: Turning off the A64 at Staxton take the first left onto Wains lane and drive to The Old Vicarage is on the left hand side.

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E		
21-38	F		
1-20	G	8 G	

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City

Country

Coast