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HOVINGHAM COUNTRY HOUSE • HOVINGHAM • YORK









## HOVINGHAM COUNTRY HOUSE

Park Street, Hovingham, York YO62 4JZ

*Malton and Helmsley 8 miles • Easingwold 10 miles • York 16 miles*

**Outstanding period townhouse in one of the finest villages in the Howardian Hills**

Vestibule • reception hall • kitchen/dining/living room • utility room • staircase hall • drawing room

5 bedrooms • 3 bathrooms (2 en suite)

Rear garden offering potential for off-street parking

**For Sale Freehold**





Hovingham Country House is a landmark townhouse located within the highly regarded village of Hovingham. Dating from circa 1870 this handsome property has been meticulously and sensitively renovated in keeping with the property's heritage. Its outstanding interiors are beautifully appointed and include a superb open plan kitchen/dining/living space on the ground floor. The property has a pretty rear garden and enjoys a fine outlook from all sides, including a view to the village green and across rooftops to the hills beyond. Designed as a practical family house it would work equally well as a second home and lock up & leave. This turn-key property is offered for sale with no onward purchase.

- Victorian townhouse in the heart of the village
- Versatile accommodation totalling nearly 2700 sq ft
- Practical family house with ample and skilfully conceived storage options
- High specification fittings in the kitchen and bathrooms
- Enclosed rear garden offering potential for off-street parking
- Adjacent to Hovingham Hall with its sweeping parkland
- Beautifully preserved Estate village with a monthly village market
- Superb range of amenities within strolling distance including a shop
- Howardian Hills, an Area of Outstanding Natural Beauty
- In between Malton and Helmsley, half an hour's drive to York

Hovingham Country House was built under the instruction of Hovingham stalwart Michael Sidgwick and his family, now laid to rest in the church graveyard. Formerly named 'Sidgwick

House', this terraced townhouse has an array of superb period features, many of which have been beautifully restored. Along with the deep bay window there are upgraded sash windows, traditional shutters, elegant cornicing and ceiling rose, deep skirting, hallway arches with ornate moulding, original panelled doors with elegant architraves, mellow wooden floors, decorative tiled floors and fireplaces. At the heart of the house is the glorious staircase with fine spindles and polished mahogany handrail terminating in an elegant velouté.

The kitchen/dining/living room is illuminated by natural light and extends some 26 ft into the bay window, an ideal spot to accommodate a sofa. This superb open plan space has a dining area that comfortably accommodates a family-sized table and is enhanced by some beautifully restored period features including an open fire in a handsome fireplace. A reception hall alongside provides further scope for seating and relaxing. The bespoke handmade kitchen is superbly crafted and was fitted in 2023; it includes an island unit with breakfast bar, induction hob with in-built extractor, granite work surfaces with ogee moulding, Shaws Belfast double sink with hotwater tap and Neff integrated appliances. In addition, there is a versatile utility room, a charming room space with fitted units, storage and a Sheila Maid clothes airer. On the first floor, the glorious 25 ft long drawing room spans the width of the house with fireplaces either side, recessed cupboards with shelving, and a pair of tall sash windows providing a lovely outlook across the village green.

The staircase rises past a half landing with a restored arched stained-glass window. The bedrooms are arranged over the third and fourth floors and all enjoy lovely views. Two have en

suite bathroom facilities. The stylish house bathroom is newly fitted with a tiled floor, freestanding roll top 'Heritage' bath, Burlington wash basin, traditional high-flush wc and shower with a rainfall head. The entire top floor is accessed via a new turning staircase and has been transformed into a superb, light-filled bedroom with vaulted roof space, eaves storage, a deep-set picture window giving views to the hills and three Velux windows.

## Outside

To the front of Hovingham Country House is a small forecourt bound by traditional wrought iron railings with stone steps ascending to the front door. A shared drive from Park Street leads to secure double timber gates that give access to the rear of the property. Here is a private, enclosed garden, predominantly lawned and lined with flower beds. A paved terrace area provides a lovely area for sitting out and relaxing; the whole enjoys a south-facing orientation.





**Tenure:** Freehold

**EPC Rating:** E

**Council Tax Band:** G

**Services & Systems:** Mains electricity, drainage and water. Oil central 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

**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.northyorks.gov.uk](http://www.northyorks.gov.uk) AONB

**Directions:** From High Street, turn into Park Street (opposite Worsley Arms Hotel) and the property can be seen on the left hand side.  
///mega.pythons.giraffes

**Environs**

Hovingham is the Estate village of the Worsley family and retains its timeless charm with a tumbling beck, parkland and cricket ground. Known for its strong community and multiple amenities, the village has a village store, bakery, Michelin-starred restaurant and soon to

be café, the Worsley Arms hotel, a GP surgery and active village hall/arts venue. There is a well-established monthly market as well as both cricket and tennis clubs. Located midway between Malton and Helmsley, the village lies within comfortable reach of Ampleforth, Terrington and York for independent schooling.

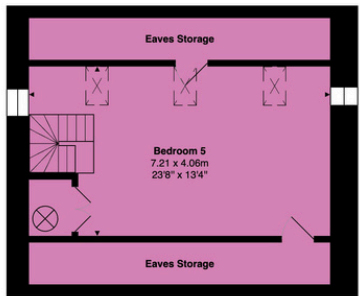
Terrington and York for independent schooling. The thriving market town of Malton known as 'Yorkshire's food capital' has a railway station connecting with the mainline service at York. There are fine walks from the doorstep and the North York Moors lie within easy reach.

**Hovingham Country House, Park Street, Hovingham, YO62 4JZ**

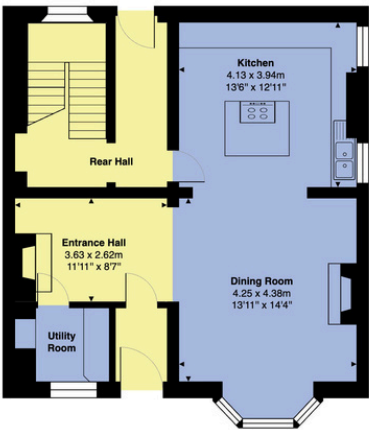


Gross Internal Area: 250.6 m² ... 2698 ft²

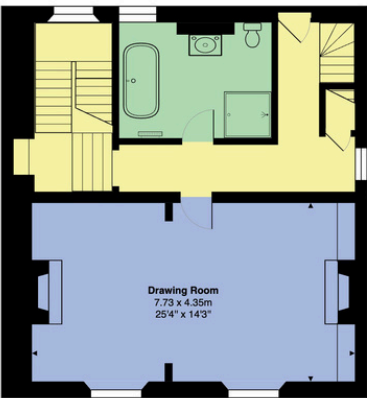
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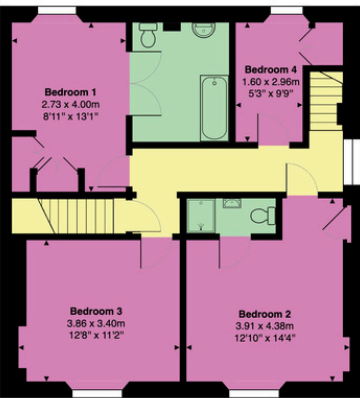
**Third Floor**  
Gross Internal Area: 45.9 m² ... 494 ft²



**Ground Floor**  
Gross Internal Area: 70.5 m² ... 759 ft²



**First Floor**  
Gross Internal Area: 66.8 m² ... 719 ft²



**Second Floor**  
Gross Internal Area: 67.4 m² ... 725 ft²

**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 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, particulars: June 2024





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