



Beechwood
Middlecave Road, Malton

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CHARTERED SURVEYORS

Beechwood

68 Middlecave Road, Malton, North Yorkshire,
YO17 7NE

Imposing Victorian town house located in the heart of one of North Yorkshire's finest market towns with its railway station and onward connection from York to London.

Entrance and staircase hall • wc/cloakroom •
2 reception rooms • kitchen breakfast room • utility
room/laundry • 5 bedrooms • 2 bathrooms • home
office/bedroom 6

Lower ground floor: pantry/wine cellar • gym •
games room • workshop • stores

Double garage • log store • garden store •
landscaped gardens

In all some 0.3 acres

Freehold for sale

Beechwood enjoys an elevated central position in this lovely market town with fine views towards the North York Moors and Yorkshire Wolds. Surrounded by its own gardens the property is located within a sought-after leafy street just strolling distance from multiple amenities. This house has been almost entirely renovated and redecorated, and the elegant, well-proportioned rooms make a stylish platform for the interior design.

The entire lower ground floor would lend itself well to multi-generational living, letting or further creative renovation; the space totals some 1300 sq ft and benefits from independent access.



- Detached town house with a Gothic tower circa 1887, constructed of fashionable iron-hard Nori bricks with a slate roof
- Substantial family living accommodation totalling nearly 4300 sq ft
- Internal architectural features include a number of magnificent fireplaces, traditional Victorian column radiators in most rooms, bays and deep windows, timber panelling, picture rails, decorative cornicing and plasterwork, stained glass, original floorboards, deep skirtings and quarry tiles
- Practical family house with ample storage options on every floor
- Elegant staircase hall with oak parquet floor and a burnished cast iron radiator in the French Rococco style. A broad turning staircase with sturdy oak newel posts passes a double height picture window on the half landing with original stained-glass detail.
- Glorious sitting room with deep bay, stripped floorboards and Dik Geurts Ivar 8 wood-burning stove on slate hearth housed in ornate marble fireplace
- Dining room with triple south-facing window, stripped floorboards and Burley Bradgate wood-burning stove housed in striking marble fireplace
- Contemporary kitchen breakfast room with oak work surfaces, freestanding electric induction cooking range, oak parquet floor, and space for an 8-seater dining table. There is a traditional pantry on the lower ground floor.
- Large utility/laundry with Belfast sink and cupboard housing the hotwater cylinder and providing rear access to the garden
- The home office/bedroom 6 enjoys superb views north to the Moors. The property currently has superfast Broadband.
- Large and well-proportioned bedrooms on the first and good ceiling heights on the second floor with eaves storage
- The lower ground floor has its own independent entrance, high ceilings and plenty of natural light;





it is a hugely versatile space (part tanked, access to plumbing) with multiple rooms that are ripe for conversion and further renovation.

- Significant renovation works include double glazed sliding sash windows on three floors fitted 2017; installation of Worcester boiler in 2017; new carpets from Crucial Trading fitted 2017 and 2019; re-roofed and insulated in 2011.
- Landscaped gardens with mature perimeter hedging and irrigation system

Outside

Gate posts within a brick wall dressed with stone herald the entrance to the property. A tarmac drive descends gently past a mature Horse Chestnut and Scots Pine on the western boundary (TPOs) to a parking and turning area alongside the main entrance to the house. Timber gates open to an additional parking area at the rear in front of the double garage with up and over doors, electrics and power. In all there is ample parking for some five cars.

The garden is predominantly laid to lawn (re-turfed 2019) and encircles the house, with areas of gravel and decking for sitting out. Timber and stonework buttress the different levels, and a mature Portuguese Laurel hedge has been planted around the entire perimeter of the property, flanking the high timber fence and



providing screening; an additional Copper Beech hedge intersects to create a partition. This landscaped garden has an irrigation system laid.

Environs

Distances York 18 miles, John Lewis and Vangarde Retail Park 16 miles, Scarborough 25, Leeds 35 miles. (Distances approximate)

The picturesque Georgian market town of Malton has a national reputation as Yorkshire's Food Capital with its independent shops, cafes and restaurants, artisan food producers and brewers, food market and Food Lovers Festival. Local amenities include a community



hospital, doctors' surgery, tennis courts, swimming pool, gyms, cinema and good schooling. Malton Railway Station lies within a ten minute stroll from Middlecave Road offering direct links to the East Coast, to mainline York and on to Leeds, London, Liverpool and Manchester Airport. The A64 bypasses the town and provides excellent road links east and west, and the Coastliner bus service operates frequent inter city services. This easily accessible corner of North Yorkshire has it all; the historic city of York, the North York Moors, Castle Howard, David Hockney's Yorkshire Wolds and The Heritage Coast are all on the doorstep.

General

Services: All mains services. Gas central heating.

Tenure: Freehold

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: Ryedale District Council 01653 600666

Directions: No. 68 lies at the lower end of Middlecave Road, on the right hand side as denoted by the stone nameplate and the For Sale board.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	71
(1-20) G	
Not energy efficient - higher running costs	
	44

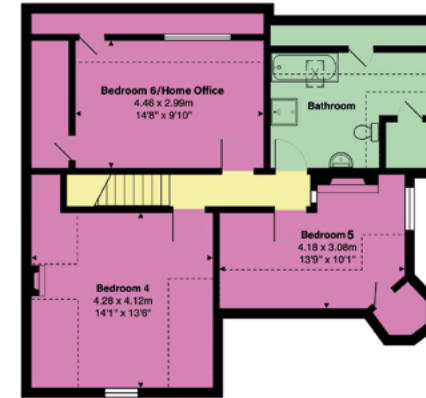
Beechwood, 68 Middlecave Road, Malton, YO17 7NE



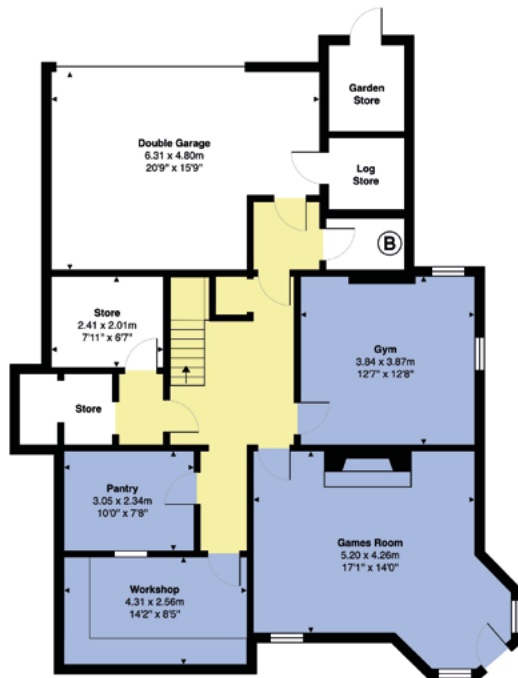
Gross Internal Area: 392.9 m² ... 4229 ft²

All measurements are approximated for display purposes only and should be independently verified.

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Second Floor
Gross Internal Area: 71.3 m² ... 767 ft²



Lower Ground Floor
Gross Internal Area: 122.9 m² ... 1323 ft²



Ground Floor
Gross Internal Area: 104.9 m² ... 1129 ft²



First Floor
Gross Internal Area: 87.1 m² ... 937 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 and particulars:** February 2021.



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