

Blenkin

& Co

CHARTERED SURVEYORS



BROAD ACRES • SHIPTON BY BENINGBROUGH • YORK









## BROAD ACRES

High Moor Lane, Shipton by  
Beningbrough, York YO30 1AY

*Shipton by Beningbrough 2 miles  
Clifton Moor Shopping Park 4 miles • York 5 miles  
Easingwold 8 miles • Leeds 30 miles*

**Outstanding detached  
bungalow with separate  
annexe and stabling in a rural  
but highly accessible location**

**Principal House:** Oak porch  
entrance hall • 2 reception rooms • study  
kitchen dining room • pantry • utility room  
wc • 4 bedrooms • 3 bathrooms  
(2 en suites and 1 house bathroom)

**Annexe:** Entrance/boot room  
kitchen/dining/living room • snug  
bedroom • bathroom

**Outbuildings:** Summer house • stable  
block • open double garage • store

Gardens and grounds • large wildlife pond  
orchard • paddock

In all 1.99 acres

For Sale Freehold



Broad Acres has been significantly extended, remodelled and updated by the current owners to create a superb house purpose built for contemporary, ground floor living. With its old beams, high vaulted ceilings, large windows and deep sills, this bright modern house is styled with great character.

A great asset to the property is the detached annexe which is luxuriously appointed and makes ideal guest accommodation. It also presents opportunities for multiple generations living within the same household as well as holiday rental.

The whole sits within nearly two acres of landscaped gardens and grounds all beautifully planted and maintained, including a stable block and small paddock. The location is rural with no near neighbours and far-reaching views that stretch to the Kilburn White Horse on the northern hills.

- House and annexe totalling 3500 sq ft all set in nearly two acres
- Private and sheltered setting with views across open countryside
- Property suitable for those with equestrian interests
- Glorious gardens and grounds
- Rural yet convenient location just north of York

A high specification finish is evident throughout the principal house with oak windows and a set of French doors, quality bathroom fittings including a Bisque Arteplano copper radiator, and a top of the range security system.

The country Pippy Oak kitchen was supplied and fitted in 2018 by Woodhouse in Harrogate and includes Neff appliances, multi-fuel Rayburn, granite worktops, pantry, and underfloor heating below the stone flags. There is ample space for an eight-seater dining table, a triptych of windows and French doors on to the garden terrace.

The formal dining room has southerly views to the glorious church spire at Newton on Ouse and a 22ft sitting room with inglenook fireplace housing a wood-burning stove, has French doors that open on to the rear garden terrace.

In a sunny spot of the garden, the luxurious, eco-friendly annexe offers additional accommodation and options for generating income. Its running costs are covered by the solar panels and air source heat pump.

## Outside

The wisteria clad house sits behind a low hedge and lawned front garden. Stone setts lead to sliding remote-controlled electric gates and a gravel driveway passes a garage with store behind which lies a pergola holding a bountiful grape vine.

The driveway sweeps to the rear of the property providing ample space for turning and the parking of multiple vehicles. The house itself sits well within its large plot, the gardens bounded by established hedging and rabbit-proof, dog secure fencing. The formal garden sits immediately behind the house and is contained within a low brick wall; predominantly laid to lawn it has well-stocked borders, a large stone terrace, alpine rockery of Malham limestone and a lavender border that skirts the path to the summer house. A metal field gate opens to the western side of the property where there is a productive orchard (apple, pear, plum, cherry and apricot) and a large wildlife pond and jetty with a water feature landscaped with West Yorkshire sandstone. Its grassy banks are underplanted with spring bulbs. The stable block sits on the eastern paddock.

## Outbuildings

The detached brick-built annexe (circa 2014) with pantile roof totals some 1000 sq ft and sits at the rear of the garden. It is fed by air source heat pump technology and solar panels. The bold, stylish interior with large, anthracite grey steel windows is swathed in natural light and from the mezzanine snug is a wonderful view to the Kilburn White Horse. There is underfloor heating, an Amtico floor, a large wood-burning stove and French doors that open to a stone terrace shielded by a steel and glass canopy.

The bespoke, handmade kitchen was fitted by The Main Company in Green Hammerton.

Currently used as a store, the brick-built stable block comprises two adjoining stables with power and light. Solar panels have been fitted on the pantile roof.

The oak-framed open double garage with pantile roof has an attached log store.

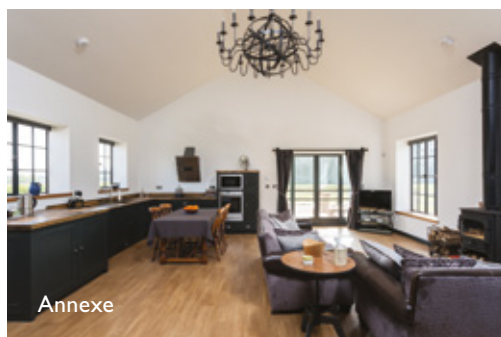
The brick-built summer house with slate roof has power and light, and faces due south.

## Environs

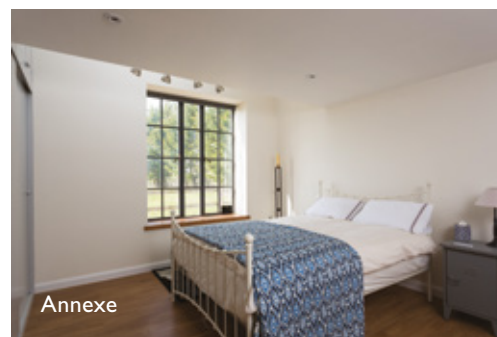
Broad Acres sits alongside a country road that runs parallel to the A19, just north west of Shipton by Beningbrough. It lies a ten minute drive from Easingwold and Clifton Moor shopping park in York, and there is a bus stop nearby providing a service into York. Access to the national motorway network is rapid. The nearby village of Tollerton has an excellent local shop and post office. Newton on Ouse has a well regarded riverside pub restaurant, The Dawnay Arms, and an historic church. Both have active village communities and halls. There is a mainline railway station at York with a fast service to London, and a selection of excellent schools both private and state, within easy access.



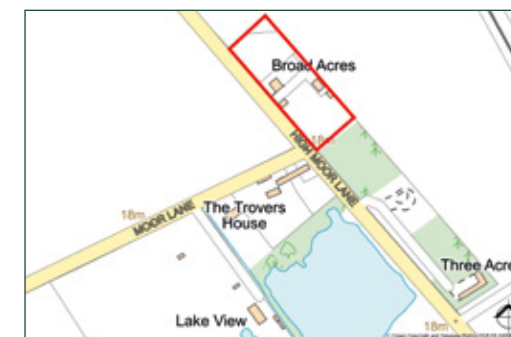
Annexe



Annexe



Annexe



# Broad Acres, High Moor Lane, Beningbrough, York, YO30 1AY

Approximate Gross Internal Floor Area 3469 SQ FT / 322.26 SQ M - (Excludes Garage, Stables and Garden Room)

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

**Tenure:** Freehold

**Services:** Mains electricity, water, gas, private drainage. Multi-fuel Rayburn is a secondary source of heating for the main house. Air source heat pump and solar panels connected to the annexe.

**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.

**Directions:** Heading north on the A19 from York head through Shipton by Beningbrough for two miles. Turn left at Chapmans Lane, then right on to High Moor Lane. Fifty metres past Moor Lane on your left, you will see Broad Acres on the right hand side.

**Local authority:**

Hambleton District Council  
[www.hambleton.gov.uk](http://www.hambleton.gov.uk)  
 01609 779977.  
 Council tax main house F, annexe A



**Main House – 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	57	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

**Annexe – Energy Efficiency Rating**

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

**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:** April 2021. Brochure by wordperfectprint.com





City

Country

Coast

