

CROFT
RESIDENTIAL

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CHARTERED SURVEYORS



OLD VICARAGE • NEWTON ON OUSE • YORK



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OLD VICARAGE

Cherry Tree Avenue,
Newton on Ouse, York YO30 2BN

York 9 miles • Easingwold 7 miles
Harrogate 16 miles • A1 8 miles

**Georgian village house
enjoying an idyllic setting
within substantial riverside
gardens**

Entrance and staircase hall • 3 reception
rooms • garden room • kitchen breakfast
room • utility room • pantry • store
cellar

6 bedrooms • 2 bathrooms • separate wc

Garage • outbuilding • open store • coal
store • gardeners' wc

Gardens • riverside grounds

In all some 2 acres

For Sale Freehold



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Old Vicarage sits in the heart of the village adjacent to All Saints Church with its magnificent spire. It has a large walled garden at the front, and its extensive rear garden is stepped in a series of rooms down to the riverbank with a glorious view across the river Ouse to the countryside beyond. The property enjoys a prime position on Cherry Tree Avenue, a broad village street shaded with an avenue of trees. This superb family property is coming on to the open market for the first time in its history, the sole owner having bought it from the Church in 1966.

- Former vicarage dating from the Georgian era
- Versatile accommodation totalling more than 3300 sq ft
- Range of traditional outbuildings
- Two acres of gardens and grounds
- Elevated above the Ouse with river frontage
- In need of renovation and with the benefit of not being listed

- Sought-after village with amenities
- Convenient for the City of York

Old Vicarage's origins are Georgian with later Victorian additions. However, after 56 years under the same ownership, the entire property would now benefit from a comprehensive programme of renovation. A host of remarkable period features have been retained in the former kitchen, now the utility, including the pantry, bread oven and clothes washer. Also in situ throughout the house are sash windows and stained glass, working shutters, wooden panelling, fireplaces, panelled doors, the original staircase with a polished handrail and a quarry tile floor. The house is attached to a lofty brick boundary wall adjacent to All Saints Church and its generous gardens wrap around three sides. There are some fine windows that face west across the rear garden and down to the banks of the river Ouse.

Outside

The walled gardens are extensive with a substantial area of front lawn scattered with magnificent beech trees. Attached to the house and the boundary wall is an enclosed courtyard with a gardeners' loo, coal store and tradesman entrance to the house. A long drive on the northern boundary leads to a range of outbuildings that once formed part of the Victorian stable block belonging to Beningbrough Hall. Attached at the rear they include a garage, stable and open store.

Behind the house is a broad sweep of lawn with an old orchard and some well-established shrubs that collectively descend to the banks of the river Ouse via a series of terraces connected by stone steps. The long river frontage extends to some 108 metres.

Environs

Newton-on-Ouse is a greatly cherished village north of York. Beningbrough Hall, its grounds and farmshop are on the doorstep, and there are wonderful riverside walks nearby. In the village are two public houses, a garage and parish hall; in the nearby villages of Shipton and Tollerton are a primary school, post office, village shop and bus service. The City of York with its wide range of amenities lies within easy reach, with St Peter's and Bootham schools en route to the city centre.

Tenure: Freehold

EPC Rating: E

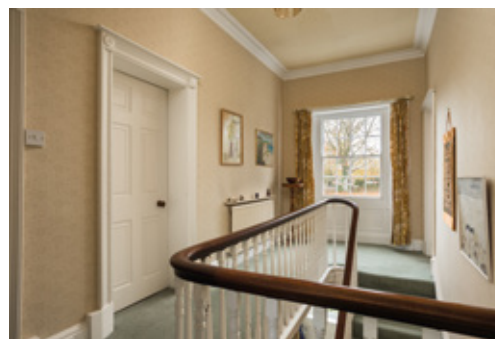
Services & Systems: All mains services. Gas central heating. Private drainage.

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: Hambleton District
www.hambleton.gov.uk 01609 779977

Directions: When entering the village from the A19 continue past the village green along Cherry Tree Avenue. The property can be found on the right hand side adjacent to the church.

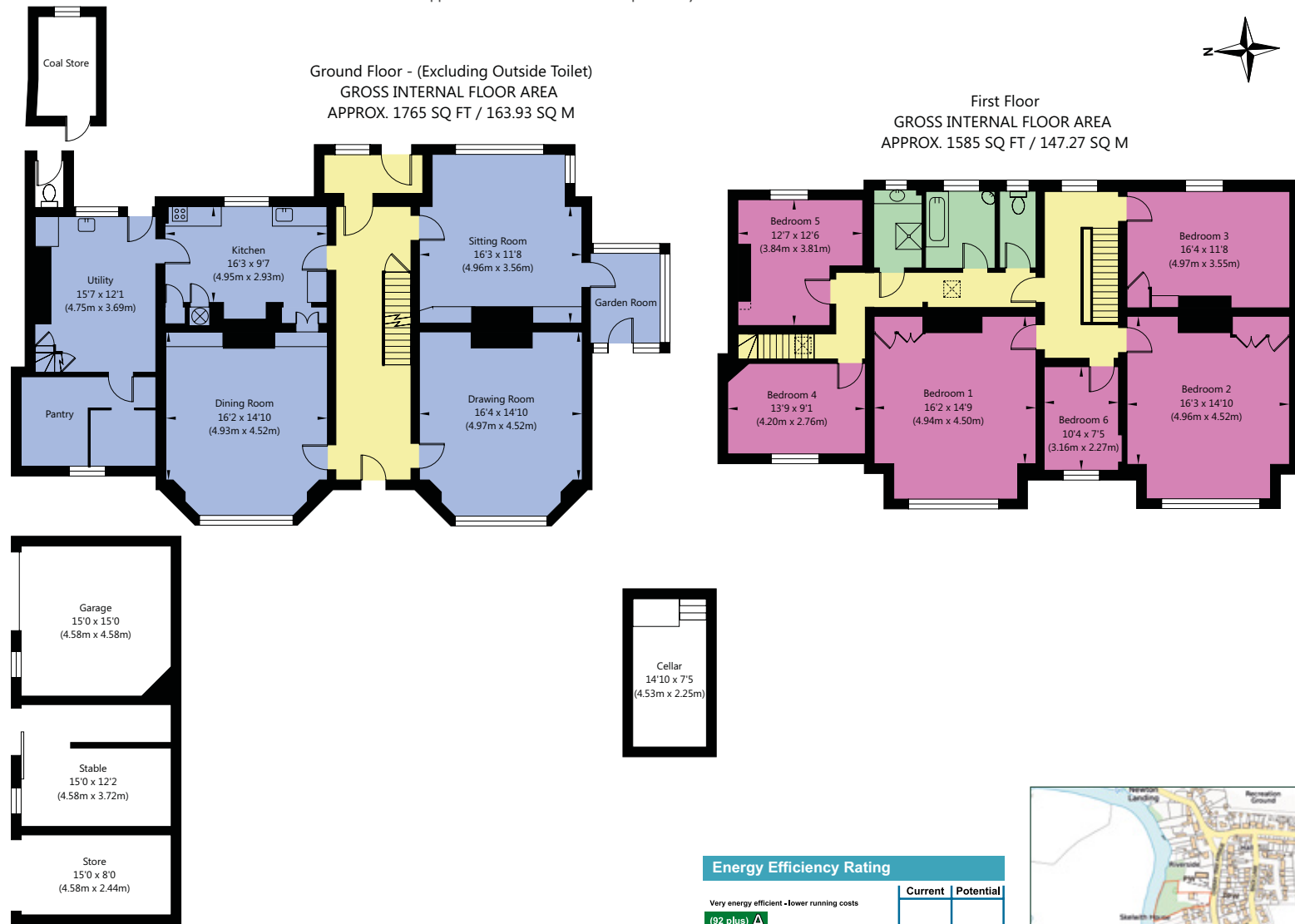


Old Vicarage, Cherry Tree Avenue, Newton on Ouse, York YO30 2BN

Approximate Gross Internal Floor Area

3350 SQ FT / 311.2 SQ M - (Excluding Cellar, Outside Toilet & All Outbuildings)

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



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, particular and showreel:** December 2022. Brochure by wordperfectprint.com

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		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
			86





City

Country

Coast

