



YOUR MOVE
— ANSCOMBS —

Whenby Well Main Street Whenby YO61 4SE

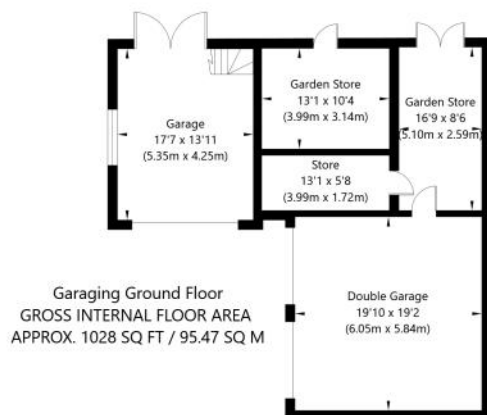
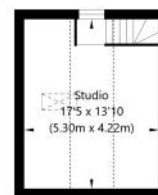
A delightful four-bedroom former village school, beautifully positioned within approximately 2.75 acres of gardens and paddocks, with extensive garaging and outbuildings and fabulous far-reaching southerly views across the surrounding countryside.

Thoughtfully extended by the current owner over the past 30 years, the property has evolved into a wonderfully individual family home, combining generous, light-filled accommodation with character features from the original school building.

A spacious entrance hall with triple-aspect bay window leads to the study, cloakroom/WC, utility room and impressive split-level lounge. This elegant reception room features a period-style marble fireplace and bay window, with glazed double doors opening into the superb dining/garden room.

A particular highlight, the dining/garden room is arranged beneath vaulted ceilings with rooflights and features two triple-aspect bay windows framing the spectacular countryside views. Glazed doors open directly onto the south-facing terrace and gardens.

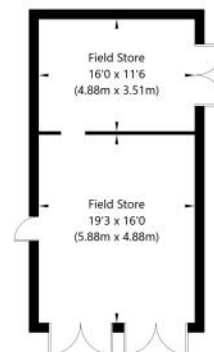
The adjoining farmhouse-style kitchen/breakfast room offers ample space for a large dining table and is fitted with Shaker-style cabinetry, marble worktops and an oil-fired Stanley range set within an exposed brick chimney breast. Further appliances include an induction hob, double electric oven, dishwasher and larder fridge. A spacious fitted utility room completes the ground-floor accommodation.



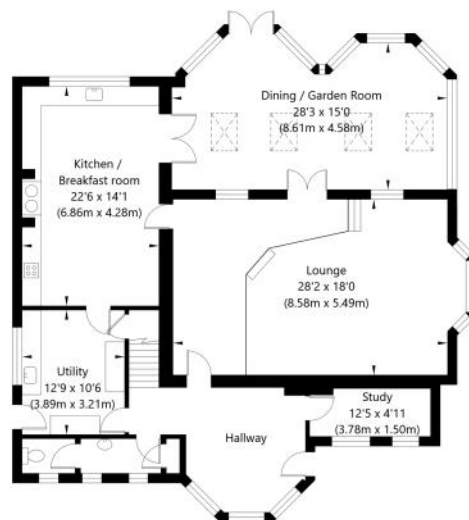
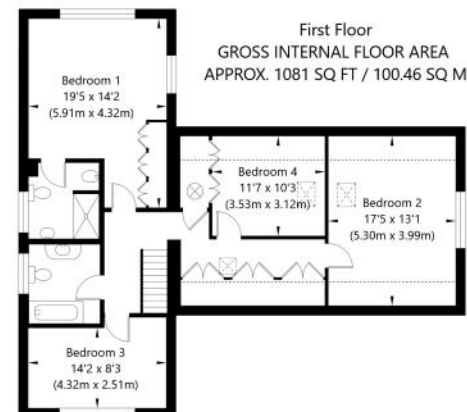
Garaging First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 241 SQ FT / 22.37 SQ M



Field Stores
GROSS INTERNAL FLOOR AREA
APPROX. 498 SQ FT / 46.31 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA
Main House - 2890 SQ FT / 268.56 SQ M
Total - 4657 SQ FT / 432.71 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.





Upstairs are four double bedrooms and two bathrooms. The principal bedroom enjoys elevated views across the gardens and countryside, fitted wardrobes and a four-piece ensuite. Bedrooms two and four retain attractive exposed beams from the original school, while the stylish family bathroom features a period-inspired suite.

Double electric gates open onto an extensive block-paved driveway and substantial garage block comprising double and single garages, three stores and a versatile first-floor studio. A further large field store provides excellent additional storage.

The grounds are a defining feature. A porcelain-tiled terrace overlooks the south-facing formal gardens, with mature trees, hedging and colourful planting framing the exceptional views. The lawn descends to a summerhouse, while beyond lies a substantial paddock leading down to a pond and stream. A further field to the western side includes the field stores and benefits from separate road access.

Whenby enjoys a peaceful rural setting close to the Howardian Hills National Landscape, approximately 2.9 miles from Sheriff Hutton and 13.7 miles from York's historic city walls.

With its fascinating history, versatile accommodation, extensive outbuildings, generous grounds and outstanding southerly views, this is a highly individual country home in a truly special setting.

Council Tax

Band G 2026/2027 - Approx. £4,150

What 3 Words

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