



**GLEBE HOUSE, FRONT STREET, WOLD NEWTON**  
£850,000

**Carter Jonas**



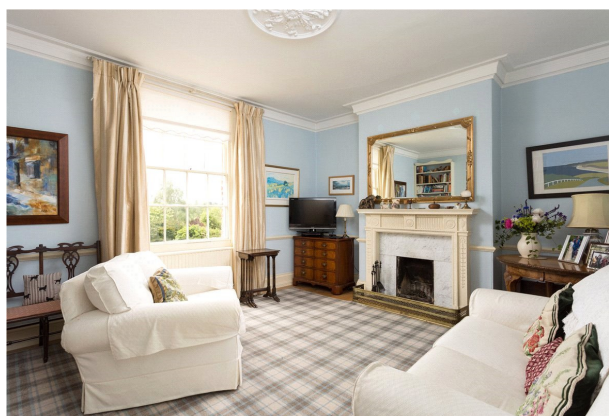
# FRONT STREET, WOLD NEWTON, YO25 3YQ

Dating from 1835, Glebe House is a fine listed country residence offering elegant accommodation within established grounds. The house has benefited from recent restoration, with period features preserved and modern improvements carefully inserted, including a stylish modern kitchen and magnificent Victorian glazed timber conservatory. The rooms are of near perfect proportions, blessed with copious amounts of natural light, many enjoying unspoilt views of the surrounding gardens and countryside beyond. This is a handsome house, large but not too large, occupying a private position in this picturesque rural village situated in beautifully rolling countryside.

In addition to the house is a charming detached two bedroom cottage, believed to predate the house, alongside original garaging with barn style doors. There is a further outbuilding in the garden providing plenty of space for storage and a workshop, adjoining a greenhouse. The wonderfully private gardens lie mainly to the south side, predominantly laid to lawn with an array of mature trees and colourful planted borders. Continuing around the house, they adjoin the spacious gated driveway to the front. An inviting terrace extends from the house and conservatory, making the most of the elevated position and superb views.

The property enjoys a discreet position within the village, hidden from view and set back behind a gated driveway. Wold Newton is a pretty village with a central green and duck pond, with the Yorkshire Wolds providing a picturesque backdrop. The village benefits from a primary school, The Anvil Arms public house, and a Grade II\* Listed church. The nearby village of Hunmanby offers a wide range of shops and York, Malton and Scarborough are within a commutable distance.

**AN IMPRESSIVE LATE GEORGIAN GRADE II LISTED HOUSE SET IN BEAUTIFULLY MATURE GARDENS WITH A SEPARATE 2 BEDROOM COTTAGE, GARAGING AND EXTENSIVE VIEWS ACROSS THE WOLDS.**



**TENURE** Freehold

**LOCAL AUTHORITY** East Riding of Yorkshire Council

**EPC BAND** F











# Glebe House, Front Street, Wold Newton, York, YO25 3YQ

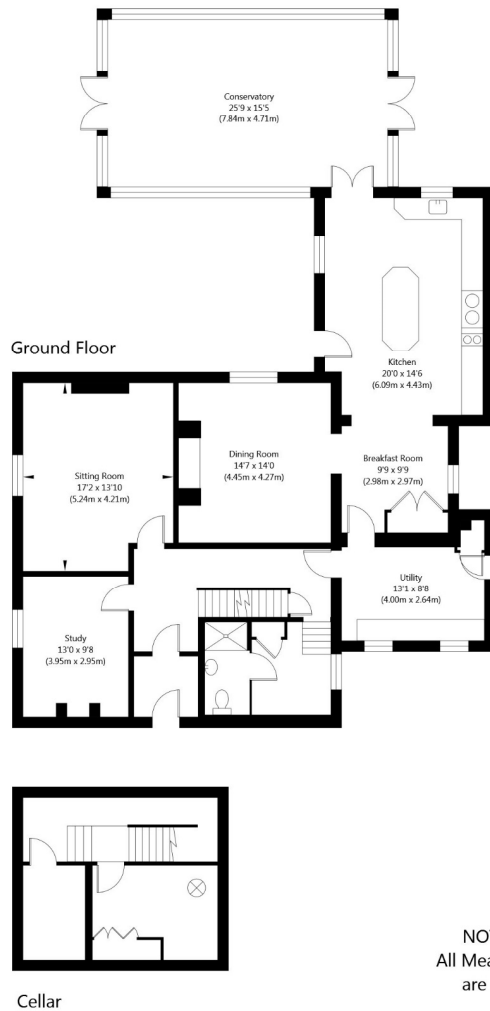
APPROXIMATE GROSS INTERNAL FLOOR AREA

Total - 5861 SQ FT / 544.42 SQ M

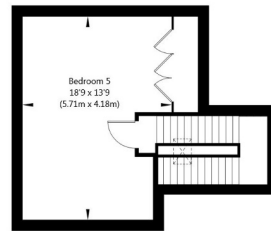
Main House - 3525 SQ FT / 327.45 SQ M

Cottage - 1045 SQ FT / 97.08 SQ M

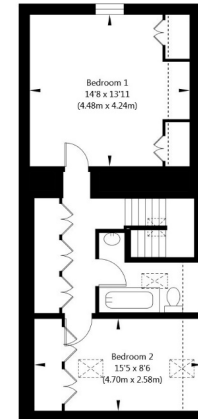
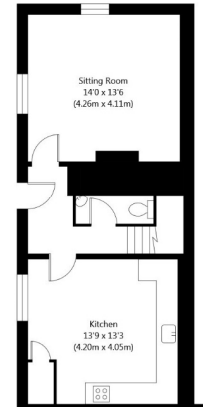
Outbuildings - 1277 SQ FT / 118.63 SQ M



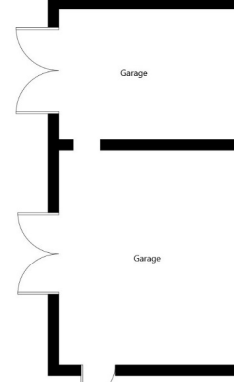
**Second Floor**



**First Floor**



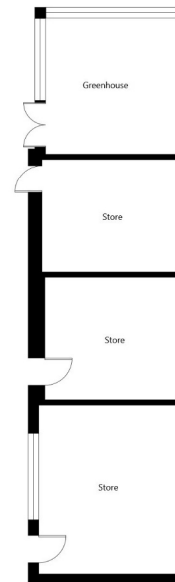
**Cottage First Floor**



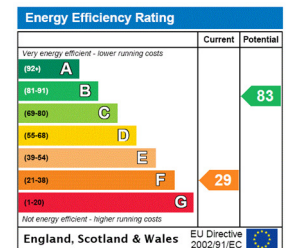
**Cottage Ground Floor**



**Outbuildings**



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
All Measurements and fixtures including doors and windows  
are approximate and should be independently verified  
[www.exposurepropertymarketing.com](http://www.exposurepropertymarketing.com) © 2019



York 01904 558200

york@carterjonas.co.uk  
82 Micklegate, York, YO1 6LF

**carterjonas.co.uk**  
Offices throughout the UK

*Exclusive UK affiliate of*

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

## IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.