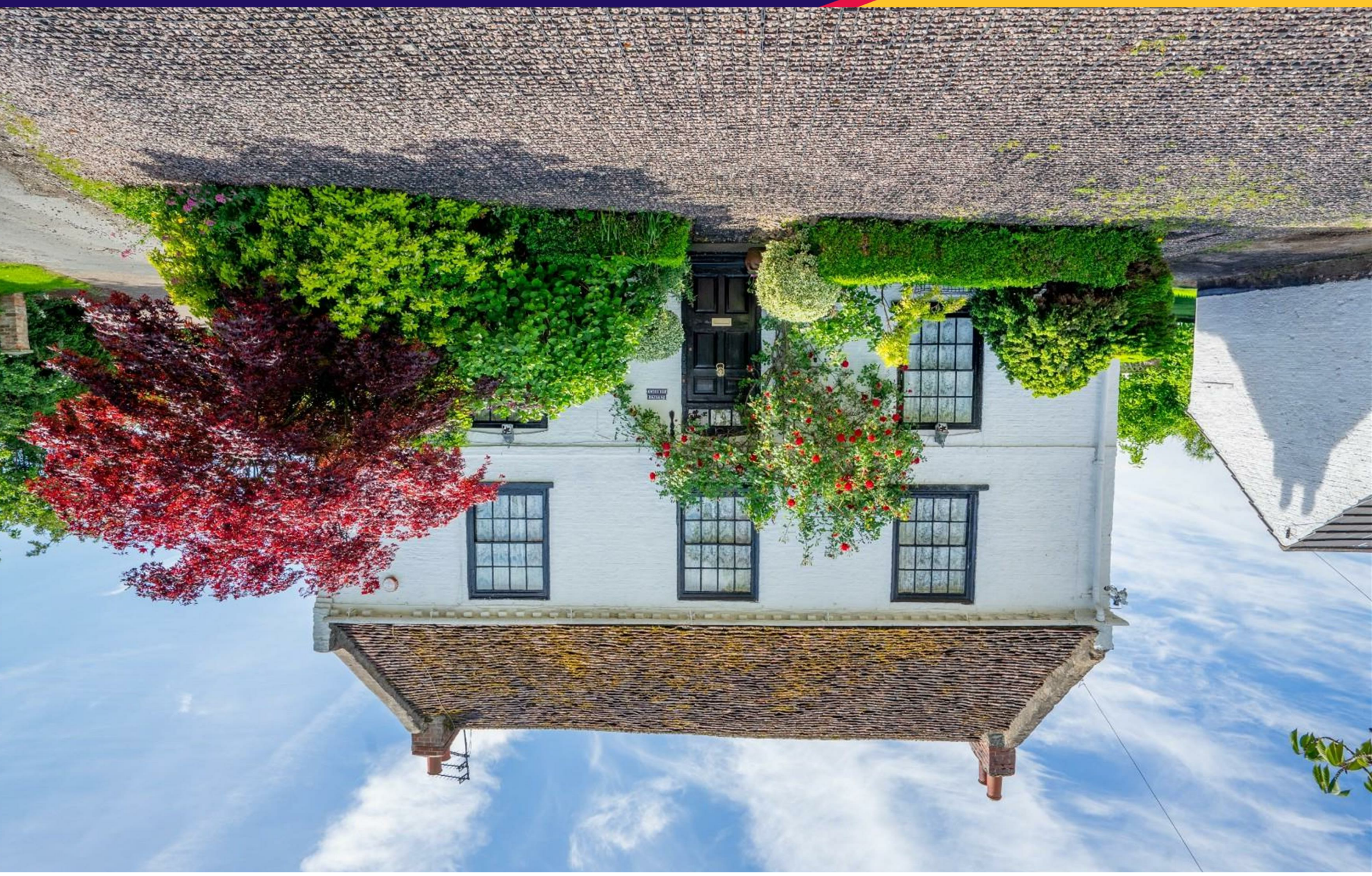
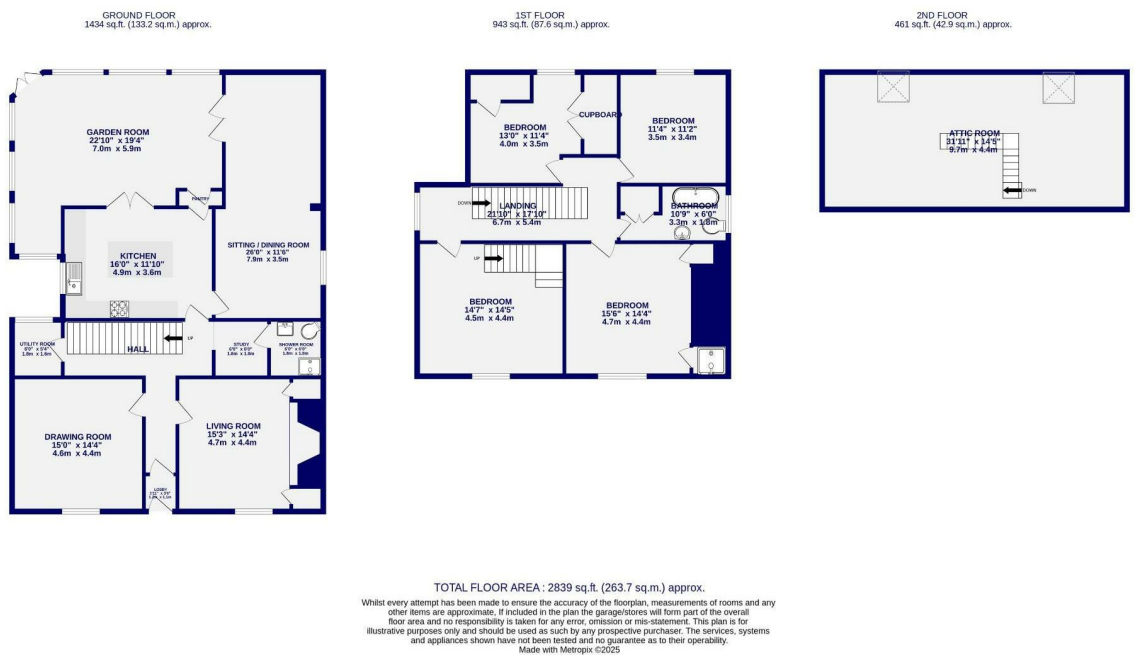


Orchard View
Skelton, York
YO30 1YQ

Freehold
Council Tax Band - E

- Grade II Listed Detached Georgian Cottage
- Additional Five Holiday Lets
- Large South Facing Rear Garden
- Four Bedrooms Internally & Five Annexes
- Period Features
- EPC Exempt



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Orchard View
Skelton, York
YO30 1YQ

£800,000

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Occupying a peaceful position overlooking the village green, this exceptional Grade II listed detached former farmhouse dates back to the 1730s and offers an abundance of character, charm and period features throughout. Rich in history and occupying a generous plot, this substantial home presents a rare opportunity to acquire a truly individual residence in a picturesque village setting.

The accommodation extends to over three floors and retains many original features including exposed beams, feature fireplaces and traditional detailing. An entrance vestibule opens into a welcoming hallway, leading through to a formal drawing room and a second spacious reception room centred around an impressive Inglenook fireplace. A versatile sitting and dining room provides further living space, while the heart of the home is the stunning breakfast kitchen, fitted with a range of units, a central island and pantry, flowing through to a bright garden room with views across the south-facing gardens.

Further ground floor accommodation includes a study area, utility room and shower room. To the first floor are four generous double bedrooms, one benefitting from access to a private shower room, alongside a traditional family bathroom complete with roll-top bath. From the second bedroom, stairs lead to a substantial attic space with Velux windows, central heating and carpeting already in place, offering excellent flexibility for a variety of future uses, subject to any necessary consents.

Externally, the property enjoys beautifully maintained south-facing walled gardens, featuring lawned areas, mature planting and patio seating spaces ideal for entertaining and outdoor living. Ample off-street parking is available via both the roadside frontage and a gated rear driveway.



















