

POPLAR HOUSE CLOCKHILL FIELD LANE

Whixley, York

GSC GRAYS

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POPLAR HOUSE CLOCKHILL FIELD LANE

York, YO26 8EE

An individual detached period property which has been skilfully updated and enhanced offering beautiful four bedroom accommodation in highly accessible location, adjacent to open fields with private gardens, gated drive and detached double garage.

ACCOMMODATION

Fabulous detached rural home
Beautifully presented throughout with immaculate interiors
Four bedrooms and two bathrooms
Stunning open plan living dining kitchen
Superb outdoor entertaining area
Wrap round gardens adjacent to open fields
Detached double garage
Short distance to mortorway networks and rail links

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Poplar House

Poplar house is a stunning home offering deceptively spacious immaculate accommodation which the current owners have skilfully updated and reconfigured during their tenure. The home offers over 2,100sqft of flexible living space which is presented in genuine show home standard, which will appeal to a broad spectrum of purchasers from professional couples and families to downsizers alike. No stone has been left unturned in the thoughtful refurbishment program and this is evident from the moment you enter the front door.

With modern kitchen and stunning replacement bathrooms, the accommodation briefly comprises:

To the ground floor:

Entrance hall, large living room opening to the stunning dining room with pitched ceiling and full height glazing to both sides, farmhouse style kitchen with feature cast iron range and superb selection of integrated appliances set within delightful units with quality timber worktops over, cosy sitting room with feature brick fireplace and inset wood burning stove, utility room and luxurious ground floor bathroom.

To the first floor:

To the front of the property are two equal sized large bedrooms both enjoying the views over the front garden, there are two further bedrooms to the rear and the recently updated house shower room.

Outside

The property is approached through a gated entrance to the private driveway. This provides off street parking for numerous vehicles and leads to the detached garage. To the front and side of the house is the lawned garden. This houses a variety of fruit trees and leads round to the fantastic entertaining space. This consists of a decking area with oak and tiled pergola over, an ideal space for dining alfresco!















Situation and Amenities

Poplar House is positioned on the outskirts of the popular village of Whixley. Whixley is an historic village located to the east of the A1, equidistant between Harrogate and York, with a thriving community spirit and a good range of day-to-day amenities including a village shop, church, village hall, public house with restaurant and park.

Nearby Knaresborough and Boroughbridge both offer a wider range of facilities, while the historic spa town of Harrogate and the cathedral city of York provide more extensive shopping, recreational and leisure facilities.

Communications links are excellent: the nearby A1(M) ensures easy access to both the north and south of the country and the national motorway network, as do the excellent links from Cattal train station which offers regular services to Harrogate, York, Leeds, and central London.

The area offers a wide range of schools for children of all ages both in the public and private sectors, with Kirk Hammerton primary school Queen Ethelburga's College a few minutes drive.

The Appeal of Our Home - The Owners Insight

We've loved living here, restoring this character home back to its former glory—it really is one of a kind, with so many beautiful original features. One of the things we will miss most is the natural light that fills the house through the large windows throughout the day, creating such a bright and welcoming feel. The living space has worked perfectly for both cosy nights in and easy entertaining, feeling comfortable and sociable in equal measure. Outside, the garden has felt like a peaceful countryside escape—a real little haven where we could unwind and enjoy the quiet—while still being just a short distance from local amenities. It's been a home that's offered both calm and connection, and it will always hold a very special place in our hearts.

Services and Other Information

The property has oil fired central heating, mains electricity and water. Drainage is via a septic tank.





Local Authority and Council Tax Band
North Yorkshire County Council

Council Tax Band F

EPC
Rated E

Fixtures and Fittings
Unless specifically mentioned within these sale particulars, only fitted carpets are included in the sale. All objects of statuary, chattels, furniture, furnishings, wall hangings, display cases, light fittings and garden ornaments are specifically excluded from the sale although some items may be available by separate negotiation.

Rights of Way, Wayleaves and Easements
The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way, public and private whether specifically mentioned or not.

What3Words
///greet.blurts.loafing

Viewings
Strictly by appointment with GSC Grays 01423 590500

Disclaimer
GSC Grays gives notice that:

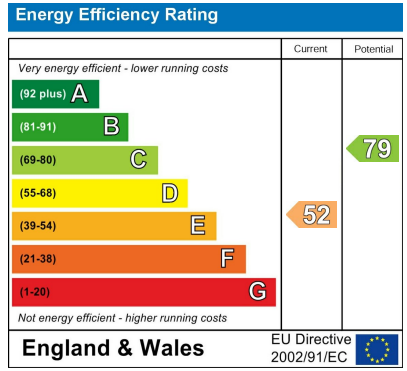
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5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars and Photographs
Particulars written - June 2026
Photographs taken - June 2026



GROUND FLOOR
APPROX. FLOOR
AREA 1250 SQ.FT.
(116.1 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 726 SQ.FT.
(67.5 SQ.M.)



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TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 1976 SQ.FT. (183.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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