



Aldbrough, York North Yorkshire, North Yorkshire YO51 9HE

Guide price £2,750,000



Beautiful Country House in North Yorkshire

No Onward Chain

Close To Local Amenities

Private Gardens of 6 acres

Centrally located within 55 acres private country estate

Further out buildings if required at an additional cost

Paddock land available by separate negotiation to rent / buy



Description

In same family ownership for over a century prior to current owners purchase some 20 years ago, when the property underwent a total refurbishment.

Heaton House is a beautiful country dwelling set in 7 acres of picturesque mature parkland gardens and rolling country views offering a rural feel, yet a few minutes drive from the pretty town of Boroughbridge. Also a short drive from Junction 48 A1(M) providing excellent road connections to all major Yorkshire conurbations & Commercial Centres.

Accessed via a sweeping drive which meanders through the very private mature parkland grounds. The house oozes character throughout and is certainly a beautiful building. Currently the house is divided into two dwellings (the owners did not require all the accommodation), thus creating separate private guest or staff accommodation. Both parts of the house can be very easily reunited giving 5 bedroom 5 bathroom layout. The main house has a traditional feel with five large reception rooms featuring beautiful moulded plaster work, deep skirting boards, bespoke internal doors with architraves & large windows allowing plentiful natural light.

On entry to the main residence the commanding bifurcated sapele hard wood staircase leads to the minstrel gallery, being below the leaded light glazed atrium which casts natural light through the two storey entrance hall. From the hall, the Clive Christian fully equipped kitchen, including Aga, is found which flows well into the formal dining room with feature fireplace, window seating & south facing views. There are a further three south facing reception rooms to the ground floor. The wonderful formal drawing room is large yet has a cosy feel with feature fireplace and two full height Georgian bay windows. This triple aspect room offers beautiful views in all directions, and access to the south facing sun terrace via french doors. The sitting room, is also ideally located to enjoy the vista to the gardens, also offering access to the sun terrace via french doors. The ground floor is completed with the family room currently used as a gentleman's snooker room, with feature marble fireplace & "Clearview Vision 500" multi fuel stove. This room currently features a three quarter size snooker/pool table, a bar

billiards table, and adjoining recessed bar area.

The sectioned off cottage on the ground floor level offers a lounge, large fully equipped kitchen/dining room & utility. From the lounge there is access to the first floor by separate staircase.

Back to the main house, the first floor boasts three large double bedrooms, all ensuite, with the highlight being a magnificent Clive Christian principle suite with double aspect bedroom, a large dressing room & bathroom, all being south facing. There is a balcony accessed from the dressing room via french doors. The second bedroom, again dual aspect, has an ensuite with freestanding Clawfoot Slipper bath & high level cistern toilet. The third bathroom offers a Villeroy & Boch steam & shower cubicle, a corner jacuzzi bath etc.

The first floor of the sectioned off cottage offers a very large bedroom with ensuite bathroom, a second bedroom & house bathroom.

The cottage would work well for dependant relatives or perhaps growing children seeking more independence. It would also work perfectly for self contained guest or staff accommodation. Alternatively, a simple modification will release this back to the original position, creating five bedrooms, five bathrooms along with further living space to the ground floor level.

The major attraction to this unique home is that it will suit a couple, a family, or indeed multi-generation family living.

There is also a large garage with Hormann sectional electric door.

A wonderful safe space for children, pets and adults alike, the gardens are a true delight with numerous established feature trees & must be seen to be appreciated. There is a large sun terrace, water garden, secret areas throughout and a stunning rockery. A traditional grass tennis court which is encompassed by mature Yew hedging.

For those with an interest in equine activities, there is (adjoining the garden) an opportunity of paddock land, laid to grass, which the vendor would potentially rent/sell by separate negotiation. There is existing access from this land to a bridleway which runs around the perimeter of the 60

acre Heaton Park estate & allows hacking access to Marton cum Grafton & Aldborough or further afield.

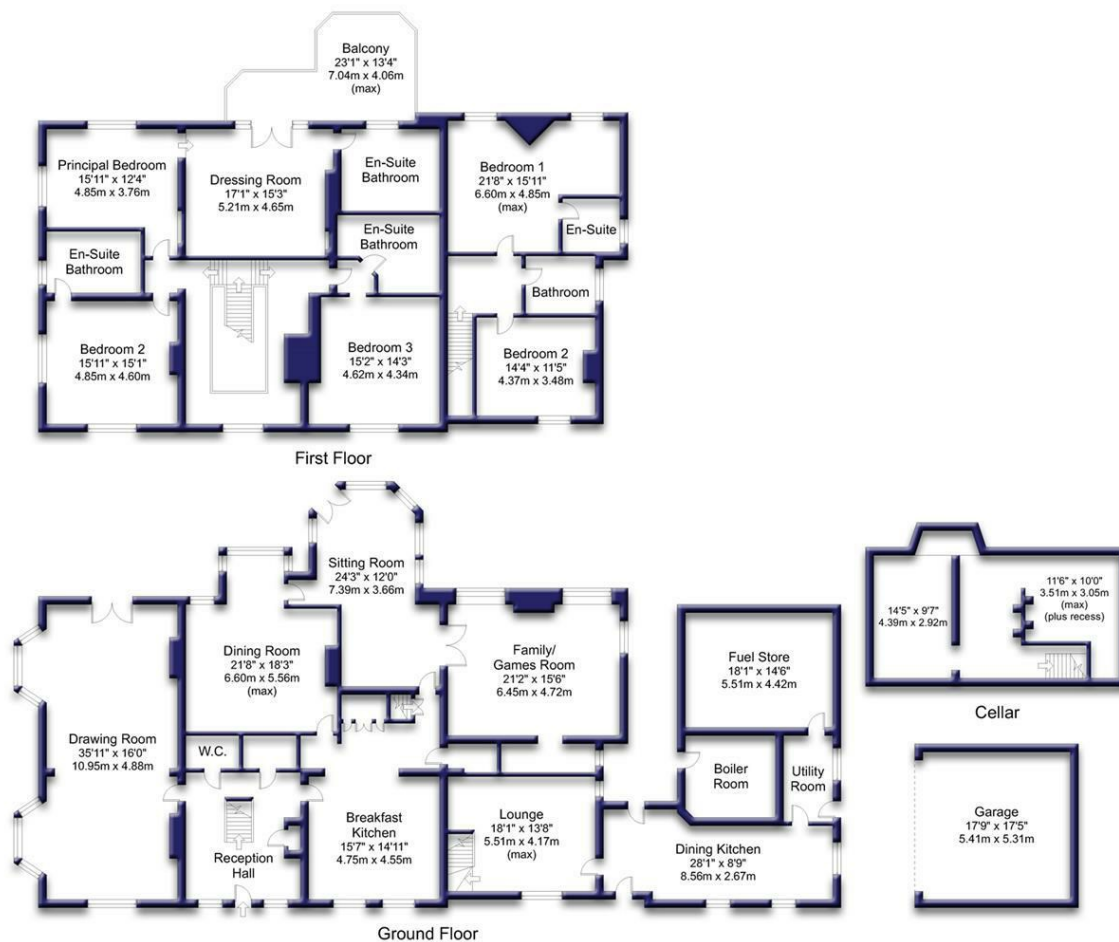
Boroughbridge is a bustling North Yorkshire town with all the amenities you would expect to find, a large supermarket, together with an excellent range of independent specialist shops. Some of North Yorkshire's very finest public and private schools, such as Queen Marys, Queen Ethelburgh's & Cundall Manor, are within a short drive. Local railway stations of Kirk Hammerton & Cattal provide connection to main line stations of York & Leeds, giving fast & regular services to London & Scotland. Regular domestic & International flights are readily available from either Leeds/Bradford International or Teeside airports. The property is very well placed for the North Yorkshire Dales, Moors & the East Coast which offer stunning walks & scenery.

Viewing is essential to fully appreciate this hidden treasure.

Viewing strictly by appointment, so please contact our office on 01423 329010







Gross internal floor area for the Main House & Cottage including Garage (approx.): 636 sq m (6,843 sq ft)
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