



WELHAM HALL, MALTON

North Yorkshire | YO17 9QF



HEWETSON & JOHNSON

THE PROPERTY CONSISTS OF:

**Entrance Hall • Drawing Room • Library • Dining Room • Snug • Music Room
Study • Kitchen/Breakfast Room • Utility Room • Office Annex with Kitchen and
2 First Floor Rooms**

**Master Bedroom Suite with Walk in Wardrobe, Dressing Room and Bathroom
3 further First Floor En Suite Bedrooms and Dressing Room • Guest Wing with
3 En Suite Bedrooms**

Barn Annex with Gym, Shower and Kitchenette • Stable Block • Stores

Extensive Gardens • Orchard • Outdoor Arena • Tennis Court • Paddocks

In all about 11.7 acres

THE HOUSE

Welham Hall is a wonderful house offering seven principal bedrooms and six reception rooms. The current owners redesigned and extended the property creating an impressive home, with flexible accommodation over two floors.

The kitchen, which is at the heart of the house, comprises three distinct areas including a conservatory which serves as a dining area with French doors onto a flagged terrace overlooking the lake. Adjacent is a generous utility room. The principal reception rooms are designed for entertaining and there are further rooms ideal for family life. For those who work from home the current owner has a study and there is a useful office.

There is an attached “annex” with its own kitchenette, a WC and the office, with two first floor rooms. This could be used for a number of purposes, including staff accommodation or an independent work area apart from the main living space.

On the first floor, is an opulent master suite, with French windows onto a balcony which faces south over the formal gardens, a walk in wardrobe, bathroom and dressing room. There are three more first floor bedrooms with en suites, one with a dressing room or an additional bedroom.

The owner created a guest wing on the ground floor with three bedrooms, all en suite. There could be up to ten bedrooms in all, if needed.

THE GAMES ROOM/GYM

Across a courtyard is a converted barn, which is used as a games room, with a kitchenette, gym and shower room. This is a fabulous space that could provide further independent accommodation and is separately rated.

OUTSIDE

Welham Hall is approached along a sweeping driveway, through Malton and Norton Golf Course, which leads to the property’s stone pillared gateway and to the house where there is ample parking.

The extensive grounds include a very pretty terraced garden with lawns and beautifully planted borders. Running down to the lake is a lawn, and beyond is the orchard and arena.

To the east of the house there is a tennis court and paddocks.

There is a range of former stables providing useful garden storage and general stores.





EQUESTRIAN FACILITIES

The owner had a timber stable block built to the side of the house with a slate roof, providing four stables, a feed room, tack room, rug store and small hay barn. Accessed along a short, rubber matted walkway is a silicon and rubber surfaced arena. There are four paddocks.

LOCATION

Welham is a hamlet on the edge of Norton and Malton, with excellent local facilities including a cinema, independent shops, supermarkets, restaurants and Malton Train Station. Malton is often referred to as the food capital of The North and was voted as one of the best places to live in Britain by The Times newspaper in 2017 and 2018.

The surrounding countryside is stunning, with the Yorkshire Wolds to the east and Howardian Hills Area of Outstanding National Beauty to the west. The North York Moors are 13 miles to the North and North Yorkshire's coast 25 miles to the East.

Malton has primary and secondary schools. Local independent schools include Ampleforth (16 miles), Terrington (10 miles) and Pocklington (16 miles).

The A64, which gives access to York, the A1 and Leeds, is 3 miles from Welham. Malton Train Station has regular services across the country between Liverpool and Scarborough. Trains to York take less than half an hour, which connect to London in under two hours.

TENURE

Freehold

SERVICES

Mains electricity, private drainage and a ground source heat pump serving the house.

RIGHTS OF WAY

The section of drive to the house's private entrance is owned by Welham Hall, and the neighbouring properties have a right of way over it. There is a maintenance agreement sharing the responsibility for the shared part.

LOCAL AUTHORITY

North Yorkshire Council. Tax Band H

EPC

Rated D

*An exceptional home with
extensive accommodation,
set in 11.7 acres of grounds.*

















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Photography taken June 2023.
Fixtures and Fittings - All carpets, blinds, curtains, light fittings, garden ornaments, etc., are excluded, although some may be available by separate negotiation.

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Gross Internal Areas:	
Main House	719.9m ² ... 7,749ft ²
Gym/Games Room	109.9m ² ... 1,176ft ²
Stores	57.6m ² ... 620ft ²

All measurements are approximated for display purposes only and should be independently verified.
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