



MARSKE HALL

THE BUTLERS HOUSE



Welcome to Marske Hall Country Estate

With a rich history dating back almost 600 years, this home has previously only known two families as its owners, a testament to its enduring allure. Marske Hall is truly a remarkable place, effortlessly capturing your heart.

The Marske estate was bought in 1596 by Matthew Hutton, then known as the Archbishop of York, whose son Timothy started work on the hall in the late 16th or early 17th centuries. The house was remodelled & extended in about 1748, with later alterations, and remained in the same family for over 400 years.



The Butlers House

A charming historic butler's house boasting over 1700sq ft, awaits its next chapter as an enticing renovation project. This unique, grade 2* listed property presents a captivating opportunity to restore and breathe new life into its time honoured walls.

The interior offers a canvas for creativity and vision. The three bedrooms, each possessing their own unique character, hold the potential to be transformed into cosy retreats. The ample downstairs space, with its historic layout, opens up possibilities for crafting inviting living areas, a gourmet kitchen, and perhaps even a home office or library.

Finer Details:

Postcode: DL11 7NB

Grade II* listed

Metered gas supply ready to connect

Mains water and drainage

Sold as a full renovation / restoration project with full planning permission

Leasehold 999 years with a share of the freehold

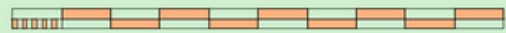
Estate Maintenance Fee £2500 per annum

Council Tax Banding TBC

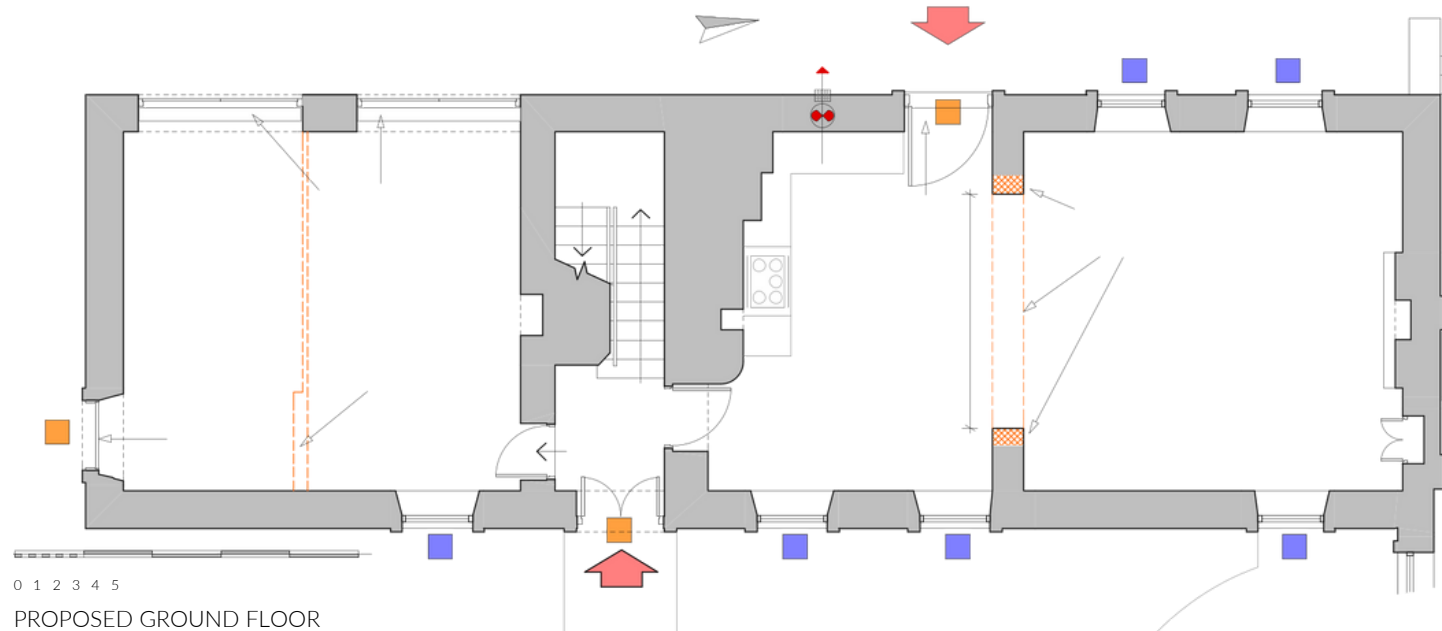
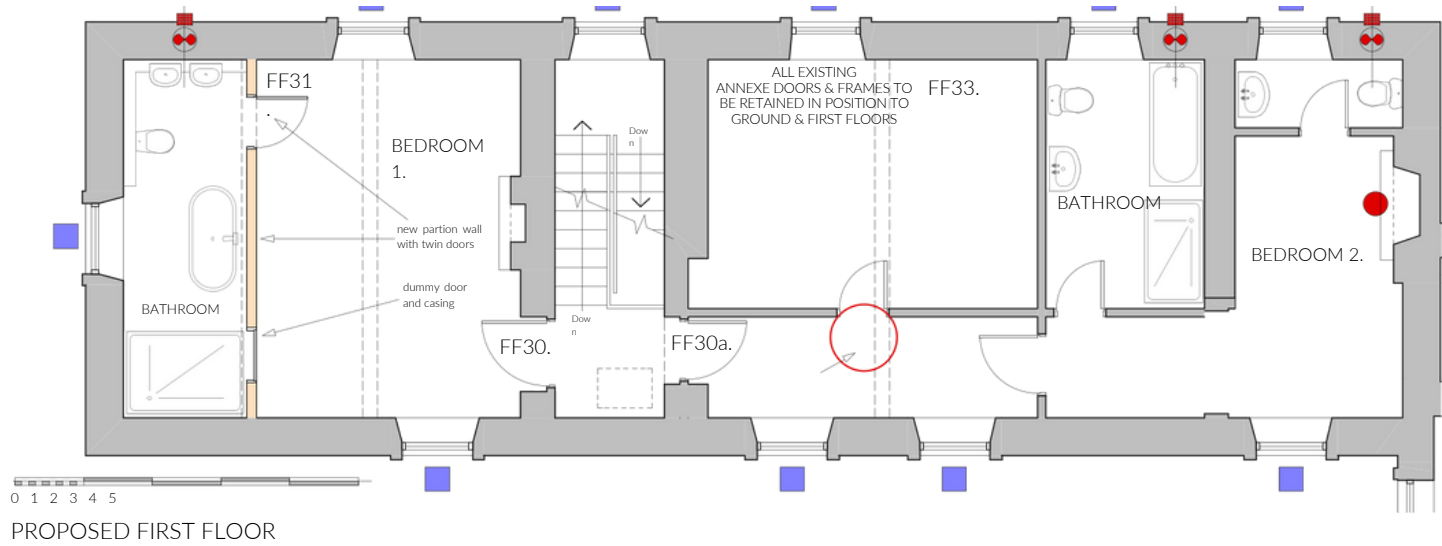




****This red line plan is approximate and should not be taken as the official title plan****

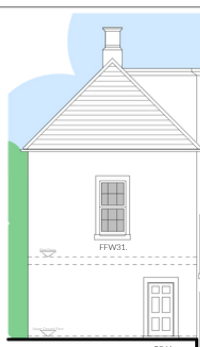


Plans for The Butlers House





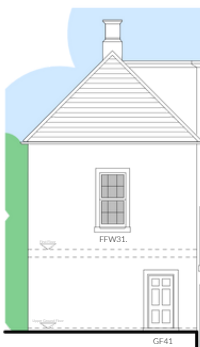
EXISTING WEST ELEVATION 1:100



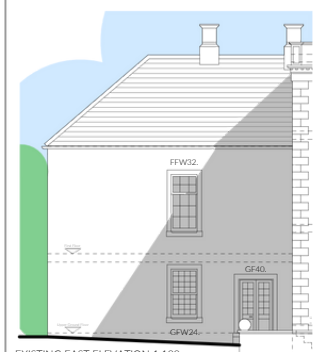
EXISTING NORTH ELEVATION



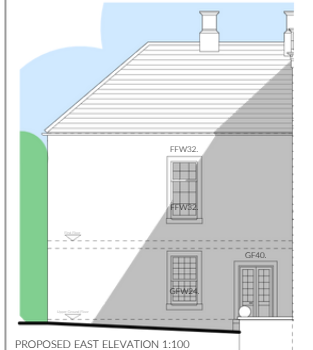
PROPOSED WEST ELEVATION 1:100



PROPOSED NORTH ELEVATION



EXISTING EAST ELEVATION 1:100



PROPOSED EAST ELEVATION 1:100



PROPOSED SLITHER VENTS FOR EXTRACT FANS

Proposed:
As part of the new layouts there is a need to create new walls / within existing rooms to form en-suite and kitchen areas.

Harm caused:
The proposed walls would have little impact on existing ceiling and skirting, as these details are to be retained.

Justification / Mitigation:
The justification for the proposed works is one of viability, and functionality. Rather than remove these features the proposal would involve careful detailing to ensure the features are protected and retained.

Proposed:
As part of the new layouts there is a need to create new dividing walls / between rooms to meet accessible domestic habitation.

Harm caused:
The proposed walls would have little impact on ceiling ceilings as all would remain and new fireline boards detailed to work with existing ceiling / details.

Justification / Mitigation:
The justification for the proposed works is one of requirement to meet current building regulations for fire and sound. The proposed solution allows the floors to be upgraded from above and overboarding below, to ensure all details are retained.



PROPOSED SECTION THROUGH DRAWING ROOM / KITCHEN 1:100

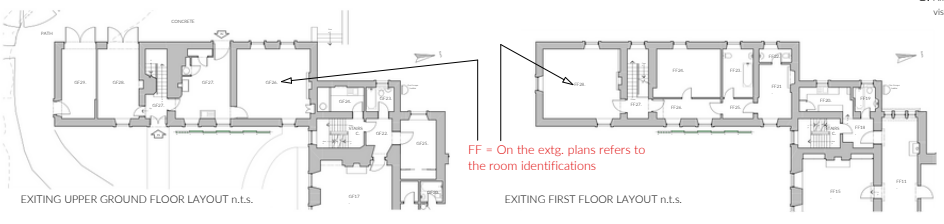


EXISTING 0

EXISTING 7

EXISTING 0

EXISTING



EXISTING UPPER GROUND FLOOR LAYOUT n.l.s.

EXISTING FIRST FLOOR LAYOUT n.l.s.

FF = On the extg. plans refers to the room identifications

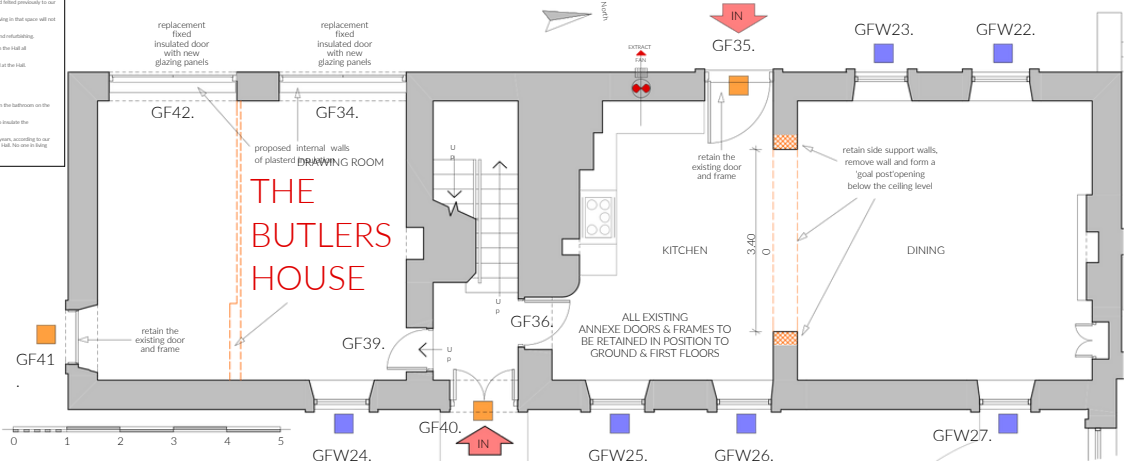
MARSKÉ HALL
Proposed Butlers House
Alterations for Planning

GF = Ground Floor Doors
GFW = Ground Floor Windows
FF = First Floor Doors
FFW = First Floor Windows

- Distinctive Character Key**
- Existing Walls
 - Proposed Walls
 - Demolition
 - Omnicote Ceiling Coving
 - Omnicote Wall Paneling/Dado/Skirting
 - Feature Door & Surround
 - Feature Window
 - Feature Fire Place
 - Existing Feature (see text for detail)
 - Existing Feature retained and protected (see text for detail)

CONSTRUCTION NOTES:
Structure of Butlers House:
The existing stone roof is existing as already been turned and fitted previously to our permission three years ago.
No works are planned above the ceiling on the first floor. So anything being in that space will not be affected.
We are retaining all guttering and downpipes as existing, just repairing and re-weathering.
All windows are being repaired and retained and as previously agreed on the list of proposed alterations below.
The verandah is to be decorated in the same colour as previously agreed at the Hall.
Heating to Butlers House:
The proposed heating to be installed in the existing radiators and system.
We are not installing underfloor heating to Butlers House.
All windows are being repaired and retained and as previously agreed on the list of proposed alterations below.
As the building has been listed in the past we will be required to ensure the original walls to be in a state of repair and to make the same repairs as the original.
We believe the Annex Butlers House has not been used for over 70 years, according to our knowledge and observations with regard to the proposed works listed in the list. No work is being proposed to the Annex Butlers House.

PROPOSED FIRST FLOOR 1:50



PROPOSED UPPER GROUND FLOOR 1:50

C. Amend libbetson House layouts 27/10/23 add details to Prop Layouts following Planning visit & comments (dated 10/09/23) 13/09/23

A. add note regarding structure to centre of drawing : 27/06/2023
Revision :
Date :

Job Title		MARSKE HALL, Marske, North Yorkshire DL11 7NB	
Drawing Title	Proposed Alterations to The Annex to be known as 'libbetson House'	Prepared by	
Scale	1:50 / 1:100 / 1:300	Drawing No.	605
Date	12 May 2023	revisions	
Drawn by	MW		
HERITAGE LUXURY CONTEMPORARY			



LOVE
PROPERTY.

In Partnership

