



Boroughbridge Hall, Hall Square, Boroughbridge, YO51 9AN



Key Features

- Magnificent seventeenth century home
- Set within grounds of just over eight acres
- Jeremy Wood kitchen opening to orangery
- Four generous reception rooms
- Principal bedroom with dressing area and ensuite
- Four further bedrooms, two with ensuites
- Many beautiful original features
- Separate office/potential annexe
- Triple garage block
- River frontage with paddocks and woodland



A rare opportunity to acquire a seventeenth century country home set in stunning grounds in the heart of Boroughbridge town.





Boroughbridge Hall is a remarkable property and occupies a prominent position across the historic cobbled square within the centre of the town surrounded by its own extensive gardens, riverside frontage and paddocks. The house dates back to the late seventeenth century, during the short reign of King James II, and is Grade II listed. The Hall's boundary includes the rivers Tutt and Ure and is set in beautiful grounds of just over eight acres.

Many fine architectural features remain including tall sash and bay windows, wall panelling, architraves, cornicing, fireplaces, panelled doors, cast iron column radiators and a superb rebuilt oak staircase following a seventeenth century design.

The three reception rooms face west across the landscaped front garden and carriage driveway. The beautifully proportioned drawing room is dual aspect with three tall windows, southerly views, a handsome fireplace and panelling. The dining room and sitting room are connected via double doors to create a splendid 37 ft living/entertaining space. The dining room has three tall windows and a fireplace and in the sitting room there is a wood-burning stove and an original floor-to-ceiling bay windows which open to the garden. The kitchen has been designed and fitted by Jeremy Wood of Wetherby. It includes a central island unit with a four door oven and side Aga, double Belfast sink, granite worktops, integrated appliances and is open to the bespoke oak-framed orangery by Vale Garden Houses which provides ample space for a family-sized dining table and seating area and two pairs of French doors open onto the garden terrace. Adjacent to the kitchen is a utility room, walk-in pantry and boot room/rear entrance which houses the gas central heating boiler. The eastern wing continues to the family room and garden room beyond, currently used as a gym with doors facing south onto the garden.

There are two staircases, including the oak Jacobean-style staircase in the reception hall, that majestically ascends past a magnificent 30-pane window on the half landing. The principal bedroom, with its deep bay and west facing aspect both giving garden views, has a bespoke dressing room and a spacious bathroom with inset television, twin sinks, bath tub and shower. There are three further double bedrooms, one currently used as a guest suite, as well as a house bathroom. To the second floor is the fifth bedroom suite (formerly a billiard room) with Velux windows and an ensuite shower room and dressing area with eaves storage. Beyond is a door to a substantial void space in the roof trusses offering potential for development (subject to obtaining permission).

From the cobbled town square, elegant wrought-iron electric gates within two grand stone pillars open to a private, gravelled drive that continues past a pond to the front of the house encircling a central lawn of clipped box yew hedging and roses. Beyond, sweeping lawns and sculpted box hedging are framed by a strip of well-established woodland concealing the town beyond. The drive splits and then leads to further parking and triple garage, with electric doors and storage above, as well as the studio/office/annexe and outbuildings. The purpose-built studio/office/annexe and separate shower room is attached to the garage block. Planning permission is in place to extend it into the open barn behind.

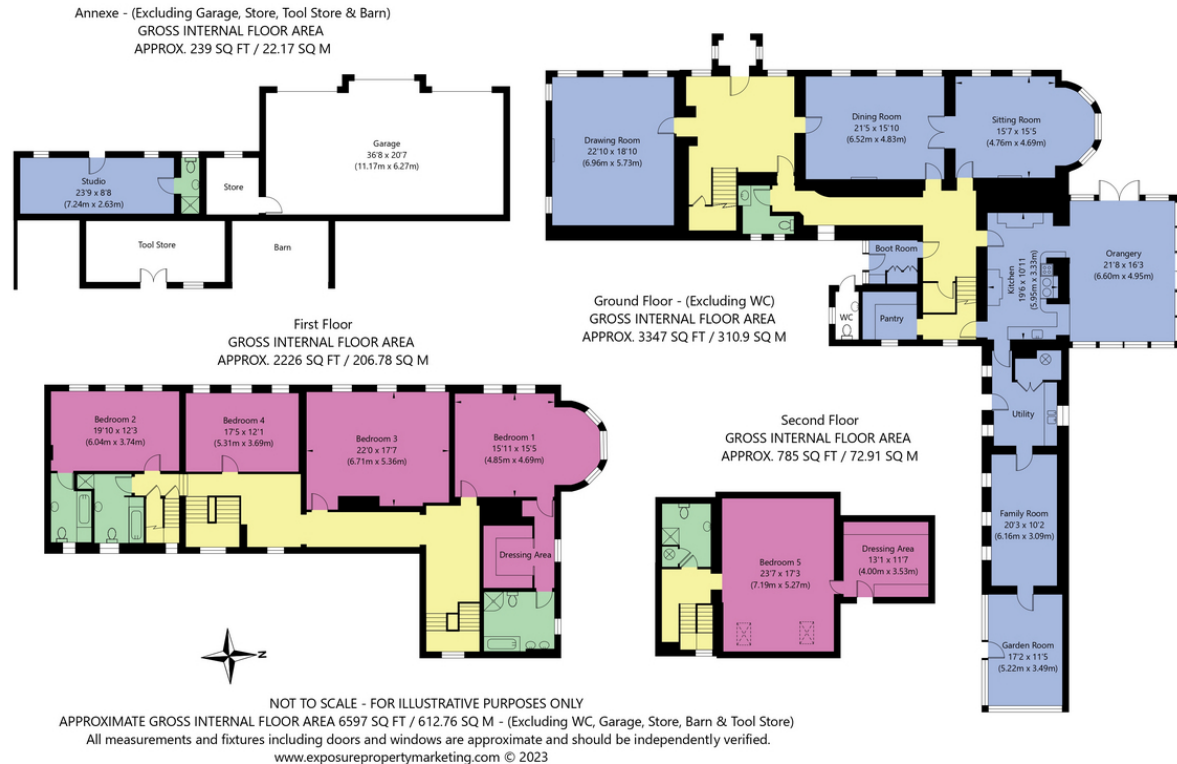
An offshoot skirts the southern boundary providing vehicular access to the three fenced paddocks with their scattering of mature trees. Attractive part-walled gardens with sweeping lawns and deep herbaceous borders lie adjacent to the eastern wing of the house together with a south-facing greenhouse and potting shed. An all-weather tennis court sits on the other side of the high, mellow wall.

The grounds surround the hall, following the confluence of the rivers Tutt and Ure, forming a delightful walkway upon the grassy banks of the raised defences, all of which are flanked by native English woodland. Here are some 100 yards of fishing rights on the riverbank of the Ure. The raised flood defences and basin, along with a pumping store and back-up generator, successfully control any rise in river levels and are maintained by the Environment Agency.

Boroughbridge has a distinguished history stretching back to the Roman times, and formally became a town under the Normans, expanding rapidly during the medieval period and designed around three town squares with connecting streets. Boroughbridge lies on the edge of the Vale of York close to two National Parks, the Yorkshire Dales and the North York Moors. It is conveniently located for Ripon, Harrogate and York as well as the A1M connecting to Leeds and the wider motorway network. York, Thirsk and Northallerton railway stations provide regular, mainline connections to London Kings Cross.

Services: We are advised that the property has all mains services; water, drainage, gas, electricity and superfast broadband with separate cables feeds to the house and studio/office.

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Tenure Type: Freehold
Council Tax Band: H
Council Authority: North Yorkshire Council

