



Adam Hymas

BESPOKE PROPERTY

AGENCY



● The Old Hall, West Lane, Snainton, Scarborough, North Yorkshire, YO13 9AR ●



# Property Description

Bespoke Property Agency welcomes to the market this outstanding Grade II listed country property, dating back to the mid-18th century,

The property is crafted from squared sandstone with a topped slate roof.

The current owner has comprehensively renovated the home, while preserving the home's original charming and historical features, modernising it into a grand family residence.

The property has undergone major renovation over the past 30 years bringing the property back from a near-derelict state. Updates include a full electrical rewire, a new central heating system, a comprehensive titanium damp-proof course and a full modernisation throughout. All areas of the home have been finished to an exceptional standard with a design that retains all of the property's character.

The home is full of character and charm, with original features like panelled window recesses, exposed original ceiling beams, shutters, and moulded panels.

Modern touches include a bespoke Albert Thundercliffe kitchen with a 5 door AGA, multi-fuel stoves in the snug and study, and polished stone floors.

The layout consists of an entrance hall, a dual-aspect drawing room with an open cast iron fire, a study, sitting room, snug (currently used as a fifth bedroom), utility room, and a large dining kitchen.

Upstairs, there are four double bedrooms, with space for potential en-suite conversions. The master bedroom has a modern en-suite shower room and a family bathroom.

The second-floor houses two spacious attic rooms. Both with potential for the new owner to convert into functional rooms with a wide array of use cases.

The property sits on a large plot, accessible via a private tree-lined drive, offering ample parking and landscaped grounds.

The outdoor space includes landscaped lawns, mature trees, herbaceous borders and a Yorkshire stone terrace.

There's also a detached stone stable block, and a 2.7-acre grass paddock to be included with the sale.

Properties like The Old Hall that have been finished to such an exceptional standard do not become available often. Early viewings for any interested parties are highly advised.

Call Bespoke Property Agency today to arrange a viewing!





A Grade II Listed stone country house

Stunning gardens and grounds

Stunning entrance with large gravelled parking area

4/5 double bedrooms, master bedroom with a modern en-suite

Character property with modern comforts



## Location

The Old Hall, West Lane, Snainton,  
Scarborough, North Yorkshire, YO13 9AR

Located in the village of Snainton, the property is just eight miles from Pickering and nine miles from Scarborough, with easy access to Malton which has a railway station with direct links to York, Leeds and Manchester.

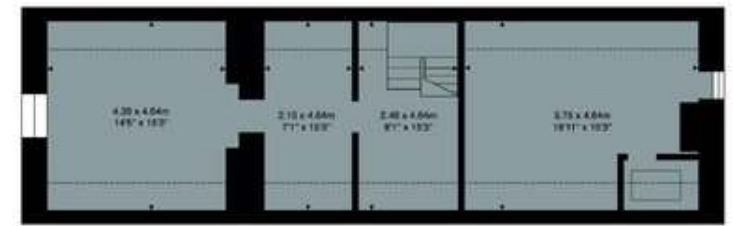
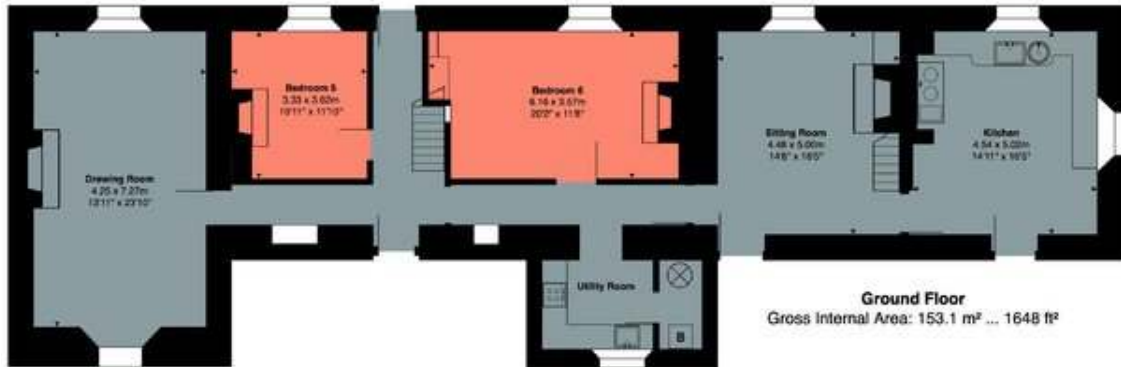
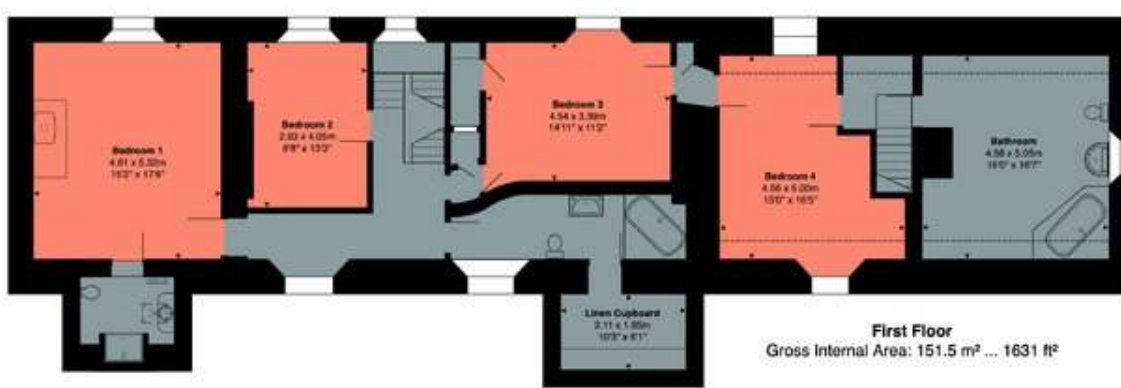


**TEL:** 01653 524181

**WHATSAPP:** 07470061481

**EMAIL:** [Enquiries@bespokepropertyagency.co.uk](mailto:Enquiries@bespokepropertyagency.co.uk)





Gross Internal Area: 379.3 m<sup>2</sup> ... 4083 ft<sup>2</sup>

All measurements are approximated for display purposes only and should be independently verified  
Copyright © 2024 Matt Hillier Photographer  
www.matthillier.co.uk

**Entrance Hall**  
Panelled front door, coving, exposed stone nooks, radiator, staircase to first floor

**Kitchen**  
5.54 x 5.02 m  
Sash window to side and rear aspect, Albert Thundercliffe bespoke kitchen wall and base units with granite worktop inserts, stone tile flooring, 5 door AGA fitted in a arched brick recess, AGA fridge and freezer, ceramic sink with Perrin and Rowe taps.

**Sitting Room**  
5.00 x 4.48 m  
Sash window to rear, original wood staircase to 1st floor., multi-fuel stove, inglenook style fireplace, window seat, tv point, stone tile floor, tv point

**Second Sitting Room/Bedroom Five**  
6.16 x 3.57 m  
Sash windows to rear aspect, window seat, cast gas burner stove, tv point, stone tile floor, timber mantle.

**Study**  
3.33 x 3.62 m  
Sash window to rear aspect, window seat, original property shutters, cast iron wood burner stove, inglenook style fireplace,

**Drawing Room**  
7.29 x 4.25 m  
Cast iron open fire place, timber mantle, dual aspect sash windows to rear and front aspect, window seat, coving, two radiators, tv point.

**2nd Kitchen/Utility Room**  
2.60 x 2.15 m  
Kitchen wall and base units, 30mm quartz worktops, sink cut into quartz worktop, integrated electric oven, four ring gas hob, sash window to front aspect, boiler housed in the kitchen cupboard.

**First Floor Landing**  
Sash windows to rear aspect, radiator, staircase to second floor loft space

**Bedroom One (Master)**  
5.32 x 4.61 m  
Double in size, original shutters, coving, two radiators, window to rear aspect, ceiling rose, carpet flooring, window to rear aspect, en-suite bathroom, log burner stove.

**En-suite Bathroom**  
Walk-in style shower cubicle, wash hand basin, W/C, floor-to-ceiling tiled walls and floors, skylight to side aspect, extractor fan.

**Bedroom Two**  
4.05 x 2.93 m  
Walk-in style shower cubicle, wash hand basin, W/C, floor-to-ceiling tiled walls and floors, skylight to side aspect, extractor fan.

**Bedroom Three**  
4.54 x 3.39 m  
Sash window to rear aspect, fitted cupboards, radiator, double in size, carpet flooring

**Bedroom Four**  
4.56 x 5.00 m  
Dual aspect room, sash windows to rear and front, double in size, exposed ceiling beams, radiator.

**Rear Landing**  
Access to the landing from the ground floor snug staircase

**Family Bathroom**  
Free standing bath on raised plinth, W/C, Wash hand basin, exposed ceiling beams, sash window to side aspect, radiator, fitted cupboards.

**Loft Room One**  
5.70 x 4.70 m  
Window to side aspect, wood floorboards

**Loft Room Two**  
4.70 x 4.39 m  
Window to side aspect, wood floor

**Rear Garden and Paddock**  
South-facing rear gardens, landscaped rear garden, stone flagged terrace, mature grass lawns, herbaceous borders, stunning country views over the Vale of Pickering, high stoned walls, detached stable block, large paddock approximately 2.7 acres (acreage not verified), an array of flowers and fruit trees.







No statement or representation of fact, whether in written or verbal form and whether or not contained in these particulars ("Information"), should be relied upon as a description or indication of the property or its value. Bespoke Property Agency and the seller have no authority to make any representations, and any Information provided is entirely without responsibility on their part. Photographs (including artists' impressions) depict specific areas of the property at the time of capture. All areas, measurements, or distances provided are approximate. Any mention of alterations or usage of any part of the property is not a confirmation of obtaining necessary planning, building regulations, or other consents. Verification of such matters is the responsibility of any intending buyer. It is the buyer's responsibility to ensure the accuracy of any Information provided, either through inspection or other means.





No statement or representation of fact, whether in written or verbal form and whether or not contained in these particulars ("Information"), should be relied upon as a description or indication of the property or its value. Bespoke Property Agency and the seller have no authority to make any representations, and any Information provided is entirely without responsibility on their part. Photographs (including artists' impressions) depict specific areas of the property at the time of capture. All areas, measurements, or distances provided are approximate. Any mention of alterations or usage of any part of the property is not a confirmation of obtaining necessary planning, building regulations, or other consents. Verification of such matters is the responsibility of any intending buyer. It is the buyer's responsibility to ensure the accuracy of any Information provided, either through inspection or other means.





No statement or representation of fact, whether in written or verbal form and whether or not contained in these particulars ("Information"), should be relied upon as a description or indication of the property or its value. Bespoke Property Agency and the seller have no authority to make any representations, and any Information provided is entirely without responsibility on their part. Photographs (including artists' impressions) depict specific areas of the property at the time of capture. All areas, measurements, or distances provided are approximate. Any mention of alterations or usage of any part of the property is not a confirmation of obtaining necessary planning, building regulations, or other consents. Verification of such matters is the responsibility of any intending buyer. It is the buyer's responsibility to ensure the accuracy of any Information provided, either through inspection or other means.





**TEL:** 01653 524181

**WHATSAPP:** 07470061481

**EMAIL:** [Enquiries@bespokepropertyagency.co.uk](mailto:Enquiries@bespokepropertyagency.co.uk)



**Adam Hymas**

BESPOKE PROPERTY

AGENCY