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CHARTERED SURVEYORS



LINGMOOR HOUSE • HUTTON LE HOLE • NORTH YORKSHIRE





# LINGMOOR HOUSE

Hutton le Hole, North Yorkshire  
YO62 6UH

Hutton le Hole 1½ miles • Kirkbymoorside 2 miles  
Helmsley and Pickering 7 miles  
Thirsk 22 miles • York 30 miles

## Outstanding country house in the National Park with outbuildings and land

Entrance vestibule • staircase hall • cloakroom/  
wc • 4 reception rooms • kitchen/breakfast/living  
room • prep kitchen • butler's pantry • boot  
room • inner hall and back staircase • wine cellar

Principal bedroom suite with dressing room  
and bathroom • 5 further bedrooms • 3 further  
bathrooms • loft

Integral workshop and stores • triple garage  
block • stable block • cottage • barn • garden  
room • summerhouse • greenhouse • sheds

Gardens • wooded grounds • kitchen garden  
paddock

In all some 10 acres

For Sale Freehold

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Lingmoor House is a distinguished country house that enjoys an enviable position, elevated and protected on all sides by woodland. Formerly part of the Ravenswick Estate, in the 1890s the property was transformed from a farmhouse into a distinguished country house using stone from its own quarry and English oak from its extensive woodland. The William Morris Foundation were responsible for the interiors including three significant Arts and Crafts fireplaces. As expected of a property with a notable heritage, there is an abundance of character features in every room. These include tall sash windows,

oak panelled doors, ornate cast iron radiators, original cupboard doors with iron latches, magnificent working fireplaces on both floors, elegant cornice and mouldings, wall panelling, mellow floorboards, a wide oak staircase and remarkable, antique marble bathroom fittings. Technology featured early at Lingmoor House and it is believed to be the first home in Ryedale to have had central heating installed.

- Substantial, stone-built country house in 10 acres
- Historic property with an abundance of period features, not listed

- Generous and versatile living accommodation circa 5600 sq ft
- Superb family house with ample storage options and domestic offices
- Range of outbuildings totalling 3200 sq ft
- Discreet and private location in the North York Moors National Park
- Glorious outlook over gardens, woodland and beyond to the hills
- Rural property convenient for Kirkbymoorside and close to Helmsley
- Rapid railway connection to London from Thirsk and York

The kitchen/breakfast/living room has double height ceilings into the roof space and French doors opening south into the courtyard. In the main kitchen parlour are cupboards, a Range cooker, wood burning stove housed in a marble fireplace and ample room for a family-sized dining room table and sofa; alongside is the useful prep kitchen with fitted units and sink and a separate butler's pantry. There are three, beautifully proportioned reception rooms as well as a large study. The panelled drawing room has floor-to-ceiling sash windows providing a fine outlook over the formal gardens and a handsome, Arts and Crafts stone fireplace with a cast iron hob grate. The sitting room also has the original floor-to-ceiling windows and a stone fireplace housing a wood-burning stove. The study enjoys a southerly outlook through a pair of tall sash windows and has a handsome antique fireplace. The entrance vestibule on the eastern elevation of the house opens to a grand reception hall where a fine oak staircase with shallow treads ascends to the first floor landing. The 24 ft principal bedroom enjoys a glorious outlook across the gardens to the hills beyond; alongside is a large dressing room and magnificent his & her bathrooms. There are four further double bedrooms and a single bedroom, four bathrooms in all.

## Outside

A long tarmacaded drive crosses a cattle grid and wends its way through private woodland to the gravelled area in front of the house. Here the drive splits continuing to the rear entrance of the house, the stables, garaging and additional outbuildings. The house enjoys great privacy surrounded by its own land and landscaped gardens that blend into native woodland at the periphery. The sunny courtyard has three points of access from the house and connects to an elevated terrace with wide, stone steps descending to sweeping lawns and formal gardens.



There is a traditional kitchen garden extending to some half an acre, its high mellow wall lined with espalier trees, its beds interspersed with gravel paths and clipped hedging; alongside is a productive orchard. A range of outbuildings lies on the eastern boundary. Concealed from the house is a stone quarry, no longer in use, which functioned as a tennis court in the 1920s and is a now effectively a wildlife sanctuary inhabited by barn owls and buzzards. The gardens extend to some three acres in addition to an enclosed paddock and native woodland - 9.9 acres in all.

### **Outbuildings**

Integral workshop and stores

Detached stone-built garage with three bays, power and light

Modern, timber stable block includes four stables all with rubber floors and a tack room. Alongside is a holding paddock/potential manège accessed by a five-bar gate.

Former groom's cottage now divided into an office space, potting house and sauna

Garden room, summer house, greenhouse, two sheds, hen house with run

Open timber storage barn

### **Environ**

Lingmoor House lies south of the village of Hutton le Hole in glorious wooded countryside above the river Dove. Hutton le Hole is one of the most picturesque villages in the National Park. It lies in a natural hollow and is flanked by the limestone headlands of the Tabular Hills and heather-clad Spaunton Moor. A clear moorland stream winds its way through the grassy knolls that form the village green and it is home to Ryedale Folk Museum, has two cafés and a public house with another at neighbouring Lastingham.



This area is in the heart of quintessential North Yorkshire countryside within the North York Moors National Park and adjacent to the Howardian Hills. In striking distances are many superb gourmet pubs including two with Michelin Stars. Kirkbymoorside lies two miles to the south and has all the amenities of a country town. There are highly regarded schools nearby, both state and independent, including Ryedale school (Ofsted Outstanding) six miles away, and Terrington Hall prep school and Ampleforth College within easy reach. The city of York lies in comfortable reach to the south with its mainline railway connecting to Edinburgh, Manchester and London Kings Cross in under two hours, with Thirsk also offering a direct service to Kings Cross.



**Tenure:** Freehold

**EPC Rating:** F

**Services & Systems:** Mains electricity. Oil central heating. Private water supply, water borehole. Private drainage.

**Fixtures & Fittings:** Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

**Viewing:** Strictly by appointment

**Local Authority:** North Yorkshire Council [www.northyorks.gov.uk](http://www.northyorks.gov.uk) North York Moors National Park.

**Directions:** Lingmoor House can be found on the road to Hutton le Hole, past Keldholme and immediately beyond a fork in the road. The drive can be seen on the left hand side identified by a house sign.



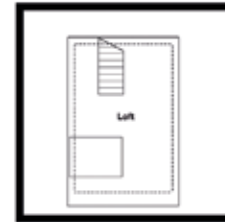
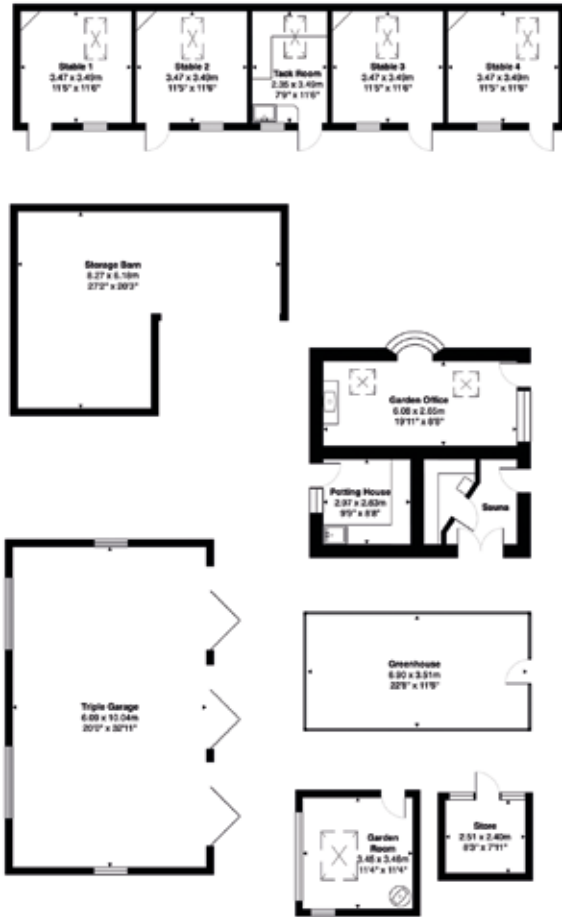
# Lingmoor House, Hutton le Hole, North Yorkshire YO62 6UH

Approximate Gross Internal Floor Area Main House: 519.6 sq m / 5594 sq ft (excluding loft)

Outbuildings: 295.9 sq m / 3184 sq ft

Total: 815.5 sq m / 8778 sq ft

For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



**Important notice 1.** No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("Information") may be relied upon as a statement or representation of fact. Neither Blenkin & Co nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Blenkin & Co or the seller/lessor. **2.** Any photographs (and artists' impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. **3.** Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. **4.** Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given. **NB:** Google map images may neither be current nor a true representation. **Photographs, particular and showreel:** June 2023. Brochure by wordperfectprint.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		22	
Not energy efficient - higher running costs			



City

Country

Coast

