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CHARTERED SURVEYORS



THE MANOR HOUSE • HUTTON BUSCEL • NORTH YORKSHIRE





THE MANOR HOUSE

Main Street, Hutton Buscel, Scarborough,
North Yorkshire YO13 9LL

Scarborough 6 miles • Pickering 12 miles • Malton 17 miles
Helmsley 25 miles • York 33 miles

Spectacular and luxurious Georgian house with outbuildings and glorious gardens in the heart of a Conservation village

Reception hall • rear staircase hall • 3 reception rooms • conservatory • home cinema room • study/office • kitchen breakfast room • utility/boot room
2 wc/cloakrooms • wine cellar

Principal bedroom suite with walk-in dressing room and bathroom • 6 further bedrooms • 3 further bathrooms (one en suite) • music room • playroom gym

Off street parking for 6 cars

Walled pool • tennis court • range of traditional outbuildings and garaging

Landscaped gardens and grounds

In all one acre

For Sale Freehold

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This outstanding North Yorkshire house commands an elevated position within the heart of the village giving far-reaching views south across the Vale of Pickering to the Yorkshire Wolds. To the front, the house enjoys a peaceful outlook across the leafy village street to the Moors beyond. The Manor House is an historic property, in part dating from 1800, and with some fine architectural features including stone mullion windows. The entire property has been painstakingly renovated and restored by the current owners and its gardens elegantly landscaped to include a tropical walled pool courtyard and an all-weather tennis court. A range of traditional outbuildings offer scope and opportunity whilst simultaneously providing utility areas, laundry room, garaging, storage and a fabulous 'party barn' and games room. No stone has been left unturned to create a perfect country house in the heart of an archetypal English village.

- Detached family house in the heart of a sought-after North Yorkshire village
- Georgian house, circa 1800, not listed
- Substantial house of nearly 7,700 sq ft arranged over three floors
- Ideal for a family with a versatile layout and ample storage options
- Assiduously high spec and high tech throughout
- Principal rooms enjoy a southerly outlook over the glorious gardens
- Outbuildings total nearly 3500 sq ft
- Far-reaching views to the Yorkshire Wolds
- Conservation village on the edge of the North York Moors National Park
- Close to Scarborough, easy access to Pickering, Malton and York

The Manor House is a smart home that combines intelligent design with cutting-edge technology. Remote-controlled systems such as audio and visual media, lighting, heating, motorised blinds



and curtains, security and pool management are all coordinated via a touchpad and mobile app. Ruckus wireless technology has been installed and there is a Bang & Olufson home speaker/cinema system along with sound proofing and infra-red heating. Underfloor heating has been fitted throughout the ground floor except the drawing room and home cinema where there are contemporary column radiators. Hand in hand with the tech is a range of fine architectural features from the eighteenth and nineteenth centuries including fireplaces, hard wood floors, the original staircase, ornate corning and plasterwork, panelled doors and two marble fireplaces believed to originate from Warter Hall.



During the current owners' tenure, the kitchen was extended to create a 27 ft kitchen breakfast room with French doors onto the garden terrace. Designed and fitted by Hovingham Interiors, the room was custom-made to the clients' needs including marble countertops from Italy, a Zip HydroTap, larder unit, gas 4-oven Aga with integrated electric Aga companion and gas hob, Gaggenau integrated appliances such as a microwave grill, steam oven, fridge freezer and wine fridge, and fossil floor tiles from Germany. The magnificent drawing room faces the garden through a triad of tall windows, has restored parquet flooring, an historic fireplace and bespoke wall-to-wall cabinetry with a concealed bar. From the reception hall, double doors open into the library with its handsome fireplace, fitted bookshelves and glazed reading room with garden views. Alongside, the conservatory has an electric window and bifold doors giving direct access to the garden terrace. The dining room has painted solid wood flooring and wall-to-wall wood panelling artfully concealing a drinks cabinet and with mood lighting above. There is a dry wine cellar with a good head height.





The versatile bedroom accommodation spans two floors. Facing the landscaped gardens, the principal bedroom suite enjoys far-reaching views to the Yorkshire Wolds. It has a dressing room with bespoke fitted cabinetry and a majestic 24 ft bathroom, luxuriously equipped with steam room, Porcelanosa tiles and mood lighting. All of the bedrooms are doubles, served by four bathrooms plus a door into the (fourth) principal en suite bathroom. The music room is sound-proofed and forms part of what could be a self-contained eastern wing.

Outside

Electric double gates provide opportunities for secure off-street parking either side of the house. The south west drive leads to a car port and is lined on one side by outbuildings. The well-established gardens and grounds lie to the rear of the house, are very private and walled on two sides with a mature beech hedge lining the far boundary; beyond is grassland and an outlook that extends to the rising hills of the Wolds. An expansive stone terrace abuts the house providing opportunities for entertaining and al fresco dining; on the western corner is an open-sided 'chalet' with electric heating and wood-burning stove. Alongside the terrace are sculptural cloud-pruned yew trees and specimen shrubs and trees such as the Tulip Tree. The gardens descend gently via a flight of stone steps, flanked by beds of lavender enclosed by box hedging, to a sweeping lawn lined with an avenue of standard maple trees on one side and an herbaceous border on the other. Towards the rear, concealed behind a yew hedge, is the sunken all-season tennis court overlooked by a raised patio. Beyond lies an enclosed orchard and wildflower area with a summer house. The gardens are diverse and include a par terre herb garden, a kitchen garden with six raised beds, a productive fruit cage with brambles (blackberries) lining the mellow wall, and a glorious 'tropical garden' around the pool.

Outbuildings

Alongside the south western boundary of the property lies an extensive range of traditional two-storey outbuildings, formerly the coach house and stables, distinguished by an '1851' date stone. They have been developed into a collection of garaging and storage options on the ground floor. Two flights of stairs lead to the first floor where there is a 'party room' with full-sized snooker table and a bar, housed in a vaulted roof space. Here are windows, power, central heating, light and an additional table tennis room alongside. Subject to planning permission, these buildings could be converted into ancillary accommodation. At the far end, a skilful programme of renovation has transformed the outbuildings into a luxury gym with changing areas, shower and separate wc; full-height glazing provides a view over the pool courtyard. The heated outdoor pool (12 ft x 36 ft) is situated within a walled courtyard surrounded by tropical planting.

Environs

Hutton Buscel is the stand-out village west of Scarborough, situated in the North York Moors National Park. Mellow stone houses line the main street along with the Grade II listed village hall (which hosts a pre-school) and Grade I listed church. The village name derives from the Buscel family who arrived in the wake of the Norman Conquest, and this historic village continues to enjoy a tranquil setting in the lee of rising moorland. Its proximity to the A170 provides comfortable access to nearby market towns, the City of York and the coast. Scarborough lies ten minutes away with its wide range of facilities and glorious sandy beaches. Neighbouring East Ayton has a primary school, cricket club and 'Ye Old Forge Valley Inn' public house, and the legendary Forge Valley offers outstanding woodland walks in the National Park.



The Manor House, Main Street, Hutton Buscel, Scarborough, North Yorkshire YO13 9LL

Approximate Gross Internal Floor Area Main House: 711.3 sq m / 7,657 sq ft, Laundry/Gym/Games Rooms: 200 sq m / 2,153 sq ft
 Garden Store/Garage/Barn: 117.7sq m / 1,267 sq ft
 Total: 1,029 sq m / 11,077 sq ft

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

Tenure: Freehold

EPC Rating: D

Services & Systems: Mains electric, water, drainage. No oil. Smart home with power hub in cellar. Water supply at bottom of garden.

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: Scarborough District of North Yorkshire 01723 232323 AONB Conservation area, North York Moors National Park www.scarborough.gov.uk. North York Moors National Park, AONB Conservation area, on Forestry Commission Land

Directions: The Manor House is located in the middle of the village's main street, beyond Church Lane and opposite 'Old Cowgait', on the south side of the road.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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