

Blenkin

& Co

CHARTERED SURVEYORS



GRIMSTON LODGE • NORTH YORKSHIRE









## GRIMSTON LODGE

Grimston, Tadcaster  
North Yorkshire LS24 9BY

York 12 miles • Leeds 15 miles  
Harrogate 18 miles  
Leeds Bradford Airport 20 miles  
Doncaster Railway Station 35 miles

**Georgian country house with  
cottages, gardens and grounds  
between York and Leeds**

Entrance hall • 3 reception rooms • living/  
dining/orangery • kitchen/breakfast room •  
utility • pantry • wine cellar • gym • games  
room • principal bedroom suite with  
shower room • dressing room • 5 further  
bedrooms • 2 house bathrooms

2 x 2-bedroom cottages

Garden lodge • stable block • barn •  
double garage

Formal gardens • grounds • paddock

In all some 8.8 acres

For Sale Freehold



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This substantial country residence with cottages and outbuildings is set in nearly nine acres of mature formal gardens and paddocks. The property was built in the early nineteenth century for Lord Londesborough as part of the Grimston Estate and is Grade II listed. Now fully updated it is offered as a luxurious family home surrounded by spectacular gardens and grounds. This property is available on the market for the first time in twenty years, with no onward chain.

- Detached period country house with gardens and land
- Substantial house of more than 10,000 sq ft arranged over two floors
- Two 2-bedroom cottages offering more than 2300 sq ft of ancillary accommodation
- Outstanding attached pool house
- Landscaped gardens and grounds with paddock land, totalling 8.8 acres
- Superb, garden lodge designed for large scale entertaining
- Stable block, barn and paddock offering equestrian potential
- Convenient for York, Leeds and the national motorway network
- Easy access to railway services to London and Leeds



The principal reception rooms all face south enjoying an outlook across the extensive lawns and formal gardens. At the heart of the home is the magnificent 33 ft orangery built by Vale Garden Houses of Grantham with an interior designed by Mark Wilkinson. Illuminated by two huge lantern windows it is fully glazed on the southern elevation and has French doors that open onto the garden terrace. This exceptional room forms the main family dining and living area with breakfast bar and kitchen worktop, and connects through double doors to the kitchen.





Designed by Peter Thompson, the kitchen is fitted with bespoke wooden units with granite worktops, integrated appliances and has an island unit with breakfast bar, banquette seating and space to accommodate a family-sized breakfast table. Alongside is a traditional fitted pantry with stone slabs and separate utility/laundry room.

The three further reception rooms are all elegantly proportioned and together offer 16-pane sash windows, wooden panelling, window seats and handsome fireplaces. The study has bespoke cabinetry and an adjacent walk-in cupboard.

Alongside the kitchen, the custom-built pool house is palatial in scale and illuminated by skylights and tall, south-facing picture windows.

The heated pool comes with artificial palm trees, a jacuzzi and children's slide as well as a changing room, shower room and plant room.

The lower ground floor has been skilfully renovated to reveal its vaulted roof and generous ceiling height. The gym and games room both have underfloor heating and grilled windows. In addition, there is a secure wine cellar with bespoke shelving.

The first floor accommodation is accessed via two staircases, the primary staircase having delicate spindles and a polished handrail. The principal bedroom suite has a shower room and bespoke, fully fitted his-and-hers dressing room alongside.

There are five further double bedrooms served by two house bathrooms both with contemporary and high specification fittings that include a bath and shower.







Cottage 1



Cottage 2



Cottage 2

## Cottages

The two cottages provide stylish ancillary accommodation ideal for guests, dependent relatives or staff. Both are two storey properties with independent entrances, parking and small gardens; each has a kitchen, sitting room, two bedrooms and a bathroom. One is attached to the first floor accommodation of the main house via a secure door.

## Outside

A long gravel drive, flanked by a mellow wall on one side and an avenue of trees on the other, leads to bespoke electric wrought iron gates. The drive sweeps round to provide ample parking in front of the western entrance to the house. It continues through the arch to the double garage and to the double-fronted eastern entrance to the house; the garage has a gardener's wc and electric doors.

The entire property has been elegantly landscaped with manicured lawns, topiarised shrubs, specimen trees, connecting pathways, paved sitting areas and herbaceous borders providing all year colour. The beautiful gardens and grounds can be enjoyed from every window.

The south facing stone elevation is adorned by an established wisteria and climbing rose, and here, the gardens are at their finest. A York stone terrace is sheltered by an arbour clad in clematis and rose, beyond which lies extensive, manicured lawns and colourful herbaceous borders. Adjacent is a garden of ornamental design with tropical palms enclosed by clipped box hedging. Here the lawns are shaped by formal beds planted with rose bushes, standard roses and rows of lavender, and an ornate fishpond with a tumbling water feature takes centre stage. At the far side is a substantial, stone-flagged greenhouse with water and electricity. The whole is enclosed and private, bounded by fencing concealed by high hedges and mature trees.







## Garden Lodge and outbuildings

The gravelled drive sweeps round to the superb garden lodge that stands on its own concealed from the house. Constructed of timber with a slate roof, the lodge is orientated to face west and enjoy an open outlook across parkland grounds to the western boundary of the property. Designed for entertaining it is a magnificent space with a vaulted ceiling, a fully fitted kitchen, pizza oven and separate cloakroom.

Patio doors and bifold doors both open west onto the extensive barbeque terrace beyond which lies a flat stretch of lawn ideal for a marquee. Close by is the stable block with four stables attached at the back to a 50 ft tractor shed/barn. Adjacent lies a paddock scattered with mature native parkland trees, accessed via a five-bar gate.

## Environns

Grimston Lodge lies in well wooded countryside adjoining the Grimston Park Estate. Tadcaster lies just a mile to the north with its range of shops, cafés, supermarket, schools, restaurants and amenities including a swimming pool and sports clubs. The A1(M) is some four miles to the west giving access to the national motorway network and commercial centres of North and West Yorkshire. Doncaster Railway Station, an easy journey south on the A1(M), offers a regular service to London Kings Cross in less than

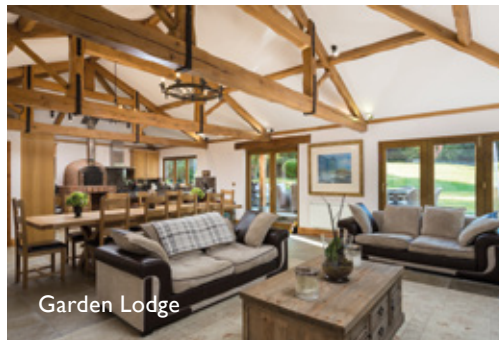
1½ hours with good parking options and season tickets. South Milford Railway Station can be reached in ten minutes and provides a regular service into central Leeds within half an hour. Leeds Bradford Airport lies 24 miles away and Manchester Airport can be reached in little over an hour.



Garden Lodge



Garden Lodge



Garden Lodge



**Tenure:** Freehold

**EPC Rating:** exempt as listed Grade II

**Services & Systems:** Mains electricity, water. Oil central heating. Underfloor heating. LPG gas and electric heating in garden lodge kitchen. Private drainage. CCTV and ANPR camera, whole property alarmed.

**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)

**Money Laundering Regulations:** Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.

**Directions:** From the A64 take the A162 and Grimston Lodge can be found less than a mile down on the right hand side, as indicated by a house sign on a stone pillar.



# Grimston Lodge, Grimston, Tadcaster North Yorkshire LS24 9BY

Approximate Gross Internal Floor Area Main House - 10,653 SQ FT / 989.76 SQ M

Cottage 1 - 1037 SQ FT / 96.32 SQ M | Cottage 2 - 1268 SQ FT / 117.84 SQ M

Stables & Barn - 1259 SQ FT / 116.98 SQ M | Garage - 541 SQ FT / 50.26 SQ M

Garden Lodge - 772 SQ FT / 71.76 SQ M

Total - 15,530 SQ FT / 1442.92 SQ M

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



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City

Country

Coast

