

Blenkin

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CHARTERED SURVEYORS



HAMBLETON HOUSE • STUTTON • TADCASTER









# HAMBLETON HOUSE

3 Sugar Hill Farm, Stutton,  
Tadcaster, North Yorkshire  
LS24 9NF

Tadcaster 1½ miles • York ringroad 10 miles  
York and Leeds 13 miles • Harrogate 16 miles

**Superb barn conversion within the highly regarded village of Stutton**

**Principal House:** Oak porch  
entrance hall • 2 reception rooms

**Principal House:** Entrance and staircase  
hall • kitchen/living room • utility room  
2 further reception rooms • office

Principal bedroom suite with dressing  
room and bathroom • 5 further bedrooms  
2 further bathrooms (1 en suite)

**Outside:** Landscaped gardens  
double garage • separate paddock  
field shelter • all-weather arena

In all some 1.8 acres

For Sale Freehold



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Hambleton House is a family house skilfully converted from traditional farm buildings some twenty years ago. It occupies a generous corner plot within an exclusive development of five properties and enjoys far-reaching views from its elevated position. The living space is particularly spacious and well appointed, and is accompanied by wonderful, landscaped gardens as well as equestrian facilities with separate access.

- Substantial family house
- Versatile accommodation of nearly 3500 sq ft plus
- Double integral garage
- Landscaped gardens
- Solar panels and two fast electric car chargers
- Equestrian facilities include stables, arena and paddock
- Superb countryside all round with bridleways from the property
- Rapid access to York and convenient for Harrogate, Leeds and motorway links



The property's agricultural heritage has been honoured through careful restoration and further character has been added. The old barn doors have been integrated into the design, there are exposed ceiling beams, exposed brickwork and vaulted ceilings. The main entrance opens to the impressive, double-height staircase hall with turning staircase. There is a well-proportioned living room with a parquet solid wood floor, a fireplace housing a wood-burning stove, and French doors opening onto the garden terrace. Double doors give access to the formal dining room with 'minstrel' gallery and floor-to ceiling windows facing south across the garden. The office has solid wood flooring, exposed beams and brickwork, and French doors opening east onto the garden.

The open plan family kitchen/living room is a fabulous sociable living space with French doors leading out to a paved terraced area and gardens beyond. The 'Bulthaupt' kitchen has a large

central island unit with breakfast bar, integrated appliances including a Bora induction hob, electric oven, fridge freezer, two Fisher Paykel dishwashers, a wine fridge, ice maker, a drinks fridge and a plumbed coffee machine. There is also a Quooker tap with hot and sparkling water. Adjacent is a utility/laundry room giving access to the integral garage.

The magnificent galleried landing area has vaulted ceilings and gives access to all six double bedrooms. The principal bedroom is served by an en suite shower room and walk-in dressing room. Bedroom 2 also has an en suite bathroom and there are four further double bedrooms and a luxurious house bathroom with a three-piece white suite and separate walk-in shower cubicle.

## Outside

Hambleton House is approached via an impressive arched entrance leading to a gravelled courtyard area; this is shared space that provides ample

off-street parking in front of a private double garage with electric doors, power and light. Care and attention have been paid to the landscaping of the delightful and fully enclosed rear gardens which are southeast facing and form an ideal and safe play area for children and pets. Being predominantly laid to lawn with a generous paved patio area the property enjoys a good degree of privacy and is perfect for those who enjoy alfresco dining or outside entertaining. The property has fitted solar panels and two fast electric car chargers.

## Equestrian

The property provides separate equestrian facilities accessed via a track off the main drive. It comprises a paddock, a floodlit all-weather sand arena, large stables, a horse shelter, a feed store and storage for tack, all recently updated by the current owners. The whole paddock area totals some 1.5 acres.



## Environ

The rural village of Stutton lies just south of Tadcaster and southwest of York, surrounded by countryside yet highly convenient for the A64 and nearby A1(M). York, Leeds and Harrogate are all easily accessible as well as Leeds Bradford and Manchester International Airports. Tadcaster itself lies on the river Wharfe and has a wide range of amenities including independent shops, cafes, restaurants, public houses and a football club. It has been at the centre of the brewing industry since the eighteenth century and retains three breweries including the oldest in Yorkshire. For schooling, there is the highly respected Tadcaster Grammar School, York College is some fifteen minutes' away and the independent schools in York are all very accessible. The Designer Outlet lies within easy reach on the York ring road and York city centre lies some three miles beyond.



**Tenure:** Freehold

**EPC rating:** F

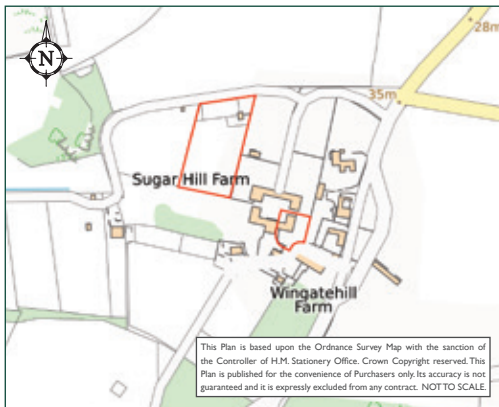
**Services & Systems:** Mains water and electricity. Oil central heating. The oil-fired 'Alpha cooker' heats the house and hot water. Pressurised water tank. Private water supply via a bore hole.

**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)

**Directions:** Sugar Hill Farm is accessed off the Old London Road between Fanny Lane and Brant Lane where the road loops gently. Take the access lane and continue under the brick arch where Hambleton House can be found on the top left corner of the quadrangle. //clipped.signal.barstool



## Hambleton House, 3 Sugar Hill Farm, Stutton, Tadcaster, North Yorkshire LS24 9NF

**Approximate Gross Internal Floor Area 3899 SQ FT / 362.20 SQ M**

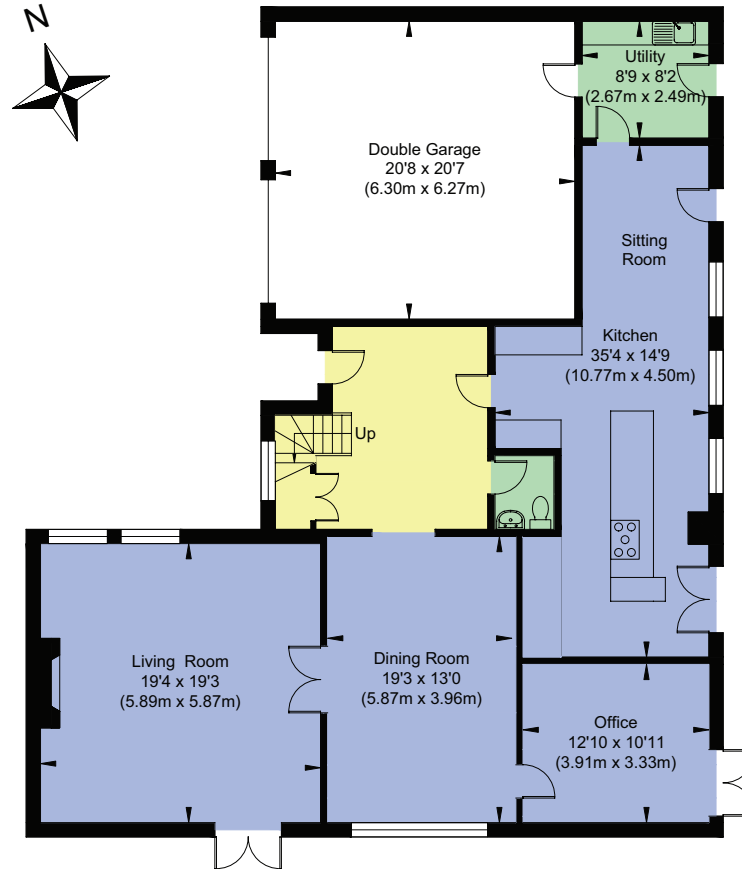
For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.

Energy Efficiency Rating	
Current	Potential
90	94

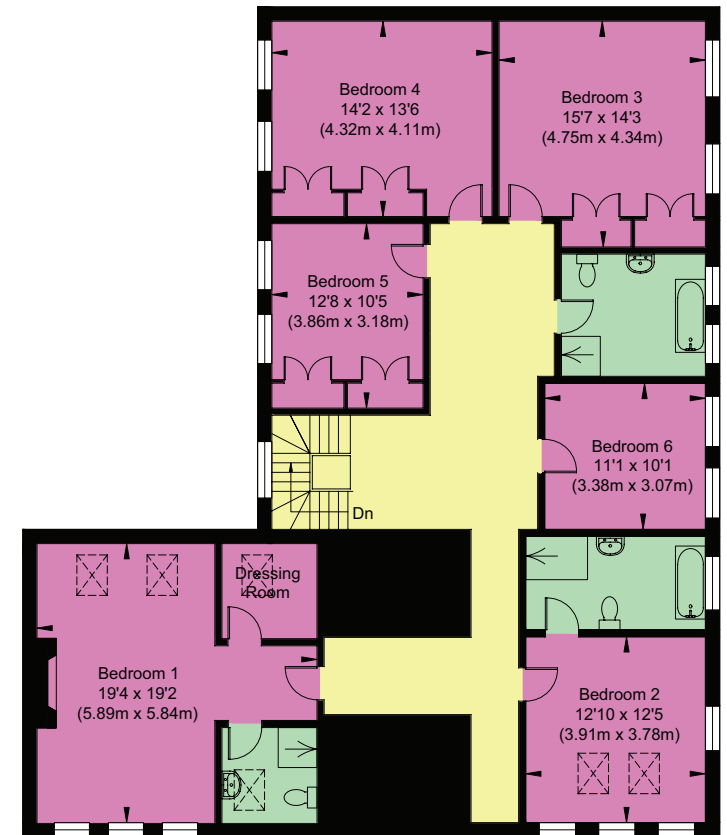
Very energy efficient - lower running costs

(92 plus) A  
(81-91) B  
(69-80) C  
(55-68) D  
(39-54) E  
(21-38) F  
(1-20) G

Not energy efficient - higher running costs



Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 1931.04 SQ FT / 179.4SQ M



First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 1967.64 SQ FT / 182.8 SQ M

**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:** March 2024. Brochure by wordperfectprint.com





City

Country

Coast