

Blenkin

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ESTABLISHED 1992



EMBSAY KIRK • EASTBY • SKIPTON





EMBSAY KIRK

Kirk Lane, Eastby, Skipton,
North Yorkshire BD23 6SF

*Skipton 2 miles • Ilkley 9 miles • Harrogate and
Bradford 20 miles • Leeds Bradford Airport
21 miles • Leeds 30 miles • York 40 miles*

**Strikingly handsome Georgian
country house with land, in the
Yorkshire Dales National Park**

Entrance and staircase hall • 4 reception
rooms • study • kitchen/breakfast room
• larder • boot room • utility room •
laundry room • cloakroom/wc • rear
staircase hall • cellars

Principal bedroom suite with dressing
room and bathroom • 8 further bedrooms
• 2 further bathrooms (1 en suite)
• walk-in linen cupboard

Outdoor pool and pool terrace • range of
outbuildings

Gardens • grounds • field

In all some 8 acres

For Sale Freehold



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Embsay Kirk is an historic Dales property that sits beautifully in its landscape with the moorland of Embsay Crag rising behind. It enjoys an elevated position with exceptional views extending across the valley from the principal rooms. Designed in the eighteenth century to meet the needs of a large family and their staff, its room layout and fine proportions make it an eminently manageable and comfortable home to this day.

The house itself dates from the 1780s with nineteenth century additions including a Victorian billiards room, and is attributed to the internationally recognised Yorkshire architect, John Carr. It comes with an even richer history having been constructed on the site of a monastic building. The existing cellars are believed to have formed the crypt of the Augustinian Priory of Saint Cuthbert that existed from 1120 until moved to Bolton Abbey. The current Georgian house replaced an earlier Tudor hall house.

Embsay Kirk has a fascinating literary connection with Charlotte Brontë. Charlotte was governess at nearby Stone Gappe Hall, owned by John Sidgwick who is believed to have been the model for Mr Rochester of the classic novel 'Jane Eyre'. In 1847, John Sidgwick moved with his family to Embsay Kirk.

The property has been within the same family since 1975 and is in the process of a rigorous and sympathetic programme of restoration and renovation.

- Historic Dales country house with almost 8 acres
- Grade II listed property dating from the 1780s, part-renovated
- Versatile accommodation of nearly 10,000 sq ft
- Vaulted cellars, in part some 900 years old
- Range of handsome outbuildings extending to over 1000 sq ft
- In need of further renovation and updating
- South facing orientation across its own land

- Gardens, grounds, ha-ha, paddock extending to nearly 8 acres
- Local amenities and 2 miles from Skipton

Embsay Kirk is based on classical design principles and is a double-fronted house with perfectly proportioned windows, constructed of stone with a slate roof. Its original front entrance is pedimented with tall French doors and an arched fanlight; a later eastern entrance connects directly to the drive. The house itself has an abundance of period details and features a stunning cantilever stone staircase – along with its service staircase counterpart - both with mahogany handrails and both dating from 1830. There is ceiling stuccowork and doorcase pediments as well as tall sash windows with panelled shutters, round hallway arches, stone flags, quarry tiles, stripped floorboards, panelled doors, handsome fireplaces and servants' bells. The vaulted wine cellars – believed to date in part back to 1120 - have arched recesses, stone flags, a stone slab and north facing window.

The principal rooms on all floors sit at the front of the house, orientated to take full advantage of the glorious views across the garden and grounds to Skipton Moor beyond. The glorious music room, formerly the Victorian billiard room (circa 1870), lies at the western side of the house, illuminated by south and west light and with French doors opening onto the pool terrace. The central drawing room sits in the canted central bay with three floor-to-ceiling paned windows including French doors opening onto the gardens, wide oak floorboards and a restored marble open

grate fireplace. The formal dining room, also with mellow oak floorboards, has a 'Fitzroy' open grate fireplace from Chesneys and a pair of tall, south facing, 12-pane sash windows, mirroring the study. The kitchen breakfast room is a family room with a window seat stretching across its handsome tripartite window and a central island unit with breakfast bar. It comes with a gas-fired Aga, granite work surfaces, integrated appliances and fitted units.

On the first floor is the principal bedroom suite with a palatial bedroom taking centre

stage in the canted bay. It features three 12-pane sash windows, all with boarded shutters, and delivers outstanding views as far as the eye can see. Alongside is a proportionately large dressing room and en suite shower room with contemporary fittings and Lapidia tiles. There are three further bedrooms and a house bathroom all beautifully proportioned with high ceilings and tripartite windows facing north. A further five bedrooms are arranged on the third floor, all with good ceiling heights and multi-paned sash windows; one has an en suite bathroom. The storage loft has staircase access, two skylights and a good roof height.

Outside

The tarmac drive terminates at the eastern end of the house, providing parking and a turning area. Here is scope to build an oak-framed garage on the northern boundary, subject to planning permissions. The land wraps around the house, lying predominantly on the south and west, with an elevated pool terrace abutting the house, ideally situated for all day sunshine. The formal gardens are positioned to be enjoyed by the principal rooms and descend gently southwards; they include a sweeping lawn and a sunken garden enclosed by a dry stone wall with clipped box hedging and a central ornamental pond. The western wall is lined by a band of trees providing structure and colour. Either side is formal yew hedging and topiary along with a yew arch and south facing herbaceous border. Mown green pathways meander through wildflower meadows and there is a woodland area on the eastern boundary underplanted with bluebells. A timeless 'church walk' meanders through the private grounds, formerly giving access to St Mary's Church. The gardens and grounds are separated from a large field by a ha-ha, extending some 180 metres. The field is watered by a moorland stream and can be accessed from Kirk Lane. Mature trees are scattered around the grounds

and the whole is bounded on the east by a stone wall.

Outbuildings

A range of traditional outbuildings lie on the north side of the house, across a flagged courtyard. They are all vaulted and fitted with power and light, and include a shoot room, a workshop with large basin and column radiator, a boiler room housing the boiler and hot water tank, and the pool plant room.

Environs

Embsay Kirk lies between the villages of Embsay and Eastby, surrounded by open Dales countryside and the Bolton Abbey Estate; behind lies one of the best grouse moors in England. It is served by a good range of facilities all within walking distance including a primary school, church and chapel, a sub post office, general store, two public houses, a village hall and bus service.

Its rural location belies the fact that it lies just two miles from Skipton which, in recent years, been crowned the happiest town in the UK by the Office for National Statistics and 'The best place in Britain to live' by The Sunday Times. This historic market town comes with a castle, canal and cobbled high street as well as a superb range of shopping and recreational facilities. Local outdoor pursuits include hiking, hacking, cycling, grouse shooting and sailing on Embsay Reservoir. The town is particularly well served with a girls grammar and a 500-year-old boys grammar, both extremely well regarded and sought after.

Embsay Kirk is very accessible, its convenient location facilitating a comfortable daily commute to a host of northern towns and cities, including Harrogate, Leeds and Bradford. From Skipton's grade II listed railway station, Leeds can be reached in just over half an hour, and Leeds Bradford Airport is a 45 minute drive away.



Embsay Kirk, Kirk Lane, Eastby, Skipton, North Yorkshire BD23 6SF

Approximate Gross Internal Floor Area Main House: 897.4 sq m / 9,658 sq ft, Outbuildings: 97 sq m / 1044 sq ft, Total: 994.4 sq m / 10,702 sq ft

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



Third Floor
Gross Internal Area: 22.4 m² ... 240 sq ft



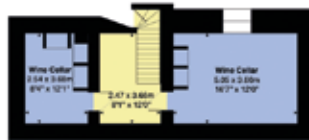
Second Floor
Gross Internal Area: 225.7 m² ... 2429 sq ft



Outbuildings
Gross Internal Area: 99.6 m² ... 964 sq ft



Boiler Room (Basement Level)
Gross Internal Area: 7.4 m² ... 80 sq ft



Cellar
Gross Internal Area: 41.4 m² ... 446 sq ft



Ground Floor
Gross Internal Area: 352.2 m² ... 3808 sq ft



First Floor
Gross Internal Area: 234.7 m² ... 2528 sq ft

Tenure: Freehold

EPC Rating: Exempt as Grade II listed

Council Tax Band: H

Services & Systems: All mains service including gas. Gas central heating. Superfast broadband.

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.

Local Authority: North Yorkshire council www.northyorks.gov.uk

Directions: From Skipton, drive through Embsay and turn left off the main street onto Kirk Lane towards Eastby. Pass St Mary's Church on your left and the drive to the property can be seen on the left hand side just as Kirk Lane bends steeply to the right. **What3words** ///going.costumed.fantastic

Viewing: Strictly by appointment

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.





City

Country

Coast