

Blenkin

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ESTABLISHED 1992



EAST LILLING GRANGE FARM • LILLING • YORK





EAST LILLING GRANGE FARM

Lilling, York YO60 6RW

A64 3 miles • Easingwold 9 miles
York 10 miles • Malton 10 miles

Fabulous family house with a state-of-the-art equestrian facility and agricultural land, convenient for York

Principal House: Entrance hall • kitchen/living/ breakfast room • utility room • pantry • dining room drawing room

Indoor heated swimming pool room with changing room • shower and plant room

Principal bedroom suite with dressing room and bathroom • 3 further bedrooms, 1 further bathroom

Annexe: Kitchen/living room • bedroom bathroom • garden

Outside: Gardens, central courtyard garden manège • paddocks • agricultural land • agricultural barn incorporating stables, stalls • tack rooms, office 3 garages • drive with parking area • lorry park

In all just over 30 acres

For Sale Freehold

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East Lilling Grange Farm is an outstanding family house with land in a rural location midway between the villages of Sheriff Hutton and Flaxton, just ten miles north of the city of York. Converted from traditional eighteenth-century agricultural buildings, this beautifully renovated detached property comes with a prestigious equestrian facility and sits in thirty acres, all ring-fenced.

- Superb, detached family house with 30 acres
- Converted from traditional barns and Grade II listed
- Versatile living accommodation of nearly 4800 sq ft
- Attached self-contained annexe ideal for multi-generational living
- A range of high calibre equestrian facilities including 18 stables
- Superb free-draining grassland divided into paddocks
- 10 miles north of the city of York
- Rapid access to the A64, A1(M) and motorway network

The skilful residential conversion of a traditional barn was carried out in 1991 with full consideration given to the property's agricultural history. Along with its mellow bricks and pantile roof, a number of authentic features were restored including exposed ceiling beams and the original barn doorway. Additional character has been added through the fitting of handsome fireplaces, floorboards and traditional column radiators, as well as bespoke timber sash windows, panelled single and double doors, a turning staircase and elegant wall panelling all of which were handcrafted by Peter Thompson of York. Throughout the owners' long tenure, the house has been updated and maintained; in the last few years, the kitchen and bathrooms have all been upgraded.





On the northern elevation is the striking main entrance with a glazed front door and surrounding glass panels that bring natural light into the double-height hallway. The kitchen breakfast room has French doors facing west towards the parking area and barn. The kitchen itself includes a large island unit with breakfast bar, a 4-oven oil-fired Aga, integrated appliances and ample space for a family-sized table and comfortable seating area; alongside is a separate utility room and pantry. Beyond lies the magnificent galleried dining room with engineered floorboards, an open fire and oversized, barn-style, glazed doors that open south to the sunny courtyard garden. Double doors can be opened to the drawing room creating a 40 ft room ideal for large scale entertaining. The traditional drawing room has a fine stone fireplace housing a wood-burning stove and French doors that also give access to the courtyard garden. On the southern wing lies the pool house, fully glazed to one side with three sets of French doors opening west to the sheltered central courtyard. It has a 30 ft heated swimming pool and jacuzzi alongside a sitting area ideal for gym equipment. The changing room is in the style of a beach hut, shower room with wc and plant room holding the dedicated boiler.

The one-bedroom annexe sits on the northern wing of the house and provides self-contained living accommodation. It has its own entrance and private courtyard garden accessed through a garden wall on the main drive. Its kitchen and bathroom were fitted in 2019.

On the first floor, the principal bedroom suite is accessed from the central landing. It has a bespoke dressing room, separate bathroom and a west facing window giving far-reaching views. The first floor bedrooms are all doubles, and are served by a house bathroom (fitted 2023) that includes a walk-in power shower, hand-basin unit, wc and heated towel rail.



Outside

The long, tree-lined, tarmacadamed drive is accessed from New Road and shared with two other properties. In front of the house, it broadens to a sweeping gravel drive that terminates in front of the garages, passing lawned gardens with colourful shrubs and a small orchard. The house enjoys a private position and is orientated to face the barn, manège and paddocks. Clipped high hedges abound, surrounding many of the paddocks, offering shelter and creating visual enjoyment all year round. At the centre of the house is a courtyard garden which is a sheltered sun-trap and beautifully landscaped with brick setts, paved terraces, areas of gravel, raised beds, ornamental trees and colourful shrubs.

Equestrian

- American barn holding 18 stables and 7 stalls, 2 tack rooms, hay barn, store, wc room, office and recreational area set around a courtyard
- 23 m x 60 m all-weather dressage manège with mirrors
- Designated lorry parking
- Multiple paddocks enclosed by hedges and post and rail fencing, with water to most
- Cross-country field with central copse and lined pond

Environs

East Lilling Grange Farm lies just outside West Lilling, an attractive linear village between Sheriff Hutton and Flaxton, and well placed for access to York with its railway station and superb independent schools. The property is adjacent to the Howardian Hills and within easy reach are the market towns of Easingwold and Malton. Sandburn Hall Golf Club lies some five minutes' drive away en route to the A64, connecting to York, Leeds and the national motorway network. Sheriff Hutton offers a range of amenities including a post office/store, Quarmbys Deli and coffee house, a village hall, playing fields, sports clubs, a wine retailer/merchant and two pubs.



Tenure: Freehold

EPC Rating: Exempt as Grade II listed.

Services & Systems: Mains electricity and water. Oil central heating. 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

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: Leaving Flaxton and continuing to Sheriff Hutton, the long drive to East Lilling Grange Farm can be found after some two miles on the left hand side of New Road.

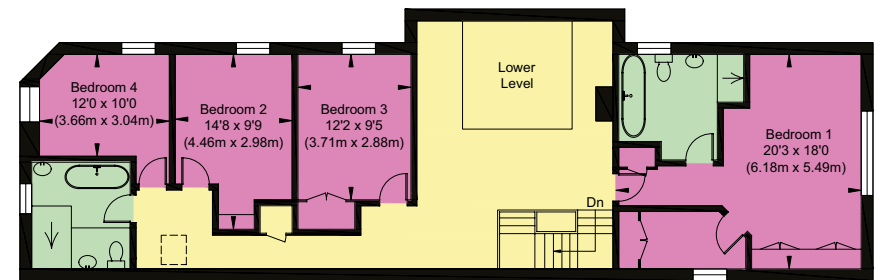
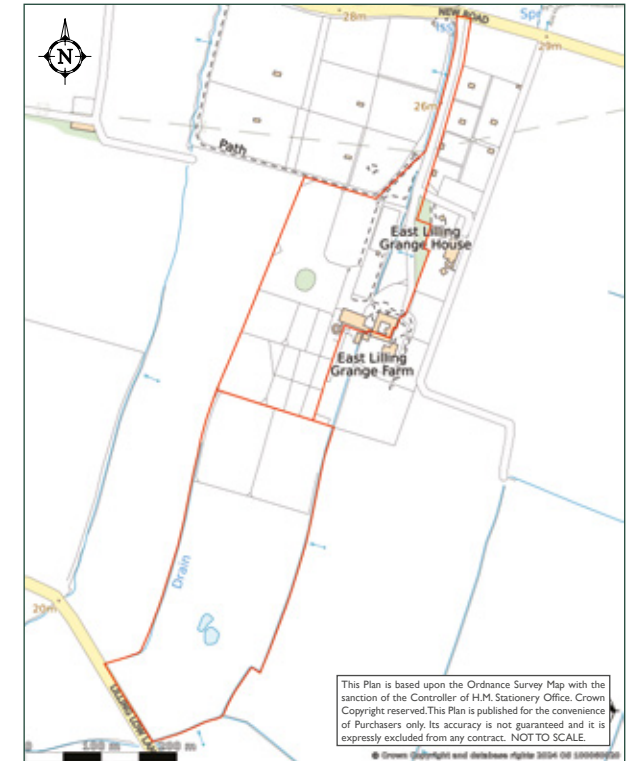
Additional Information: PP for a further 12 stables and ancillary areas eg tack room/stalls.



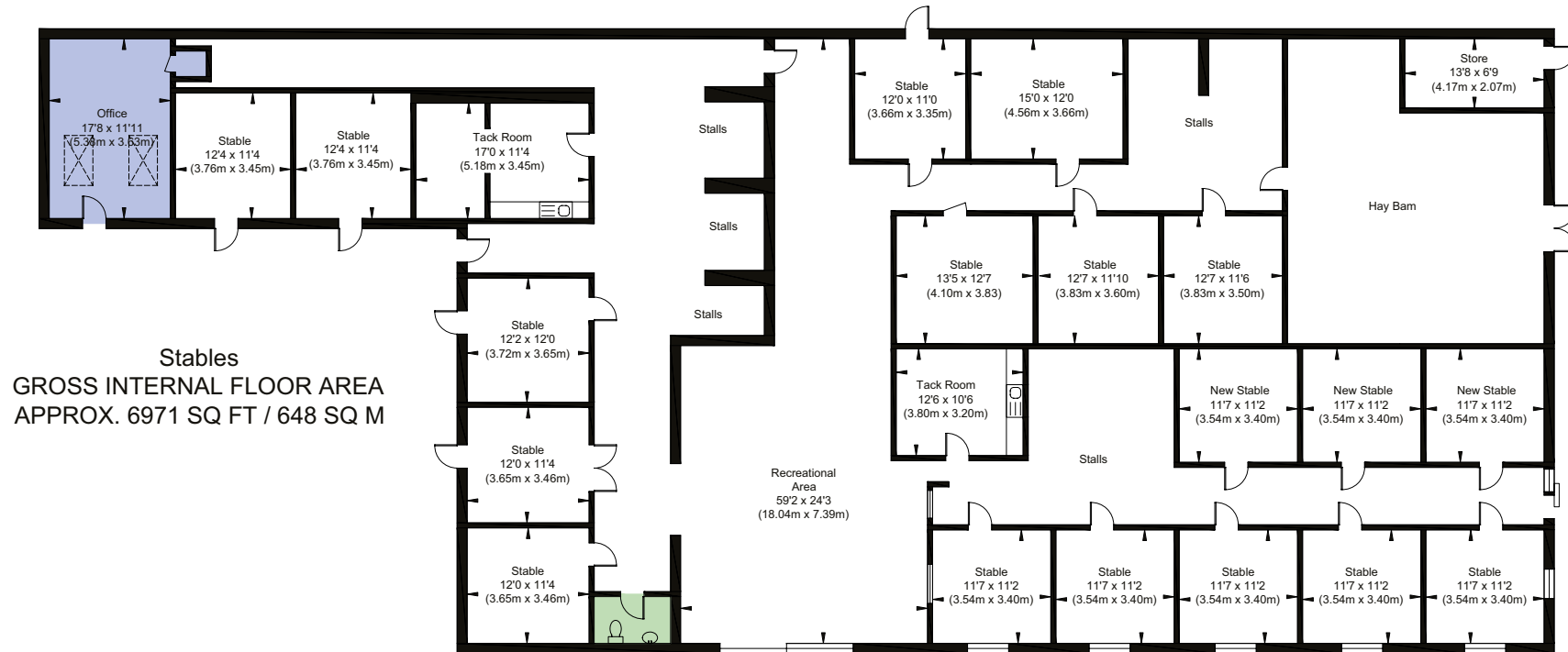
East Lilling Grange Farm, Lilling, York YO60 6RW

Approximate Gross Internal Floor Area 5909 SQ FT / 549 SQ M

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:** January 2024. Brochure by wordperfectprint.com



Stables
GROSS INTERNAL FLOOR AREA
APPROX. 6971 SQ FT / 648 SQ M



City

Country

Coast

