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ESTABLISHED 1992



DRINGHOE HALL • DRINGHOE • DRIFFIELD









# DRINGHOE HALL

Dringhoe, Driffield, East Riding of Yorkshire YO25 8AG

East Yorkshire Coast 2 miles • Hornsea 6 miles • Driffield 10 miles  
Bridlington 10 miles • Beverley 14 miles • Hull 18 miles • Filey 21 miles  
Scarborough 30 miles • York 36 miles

**Superb period house in a rural setting with outbuildings, two holiday cottages and two-and-a-half acres**

Reception/dining hall • 2 reception rooms • garden/games room • study • kitchen/breakfast room • pantry • utility room • cloaks room • WC. Principal bedroom suite with dressing room and bathroom • 4 further bedrooms • 2 bathrooms (1 en suite). Storage loft.

Summer house • greenhouse • log store

**'Ey Up cottage:** kitchen/dining/living room • cloakroom/wc • 5 bedrooms • 4 bathrooms (3 en suite). Front and rear gardens • parking for multiple cars.

**Ow Do cottage:** kitchen/dining/living room • 4 bedrooms • 3 bathrooms (2 en suite). Front and rear gardens • parking for multiple cars

Wildlife pond • woodland area • gardens and grounds

In all some 2.5 acres

For Sale Freehold



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Dringhoe Hall sits in the heart of its gardens and grounds, approached by a long drive. The house and barn date from the mid-to-late 17th century and are listed Grade II. Later additions and modifications to the house have created a superb family house, brought fully up to date in recent years by the current owner. The barn has been converted into two large holiday cottages with gardens and separate access; these have high ratings and have twice won customer choice awards. The whole property enjoys a private rural location with no immediate neighbour but highly convenient for access to the towns and cities of East Yorkshire.

- Superb former farmhouse surrounded by open countryside
- Property dates from the 17th century and is Grade II listed
- Gardens, grounds and 2.5 acres
- Family house of nearly 3800 sq ft
- 2 well-appointed holiday cottages converted from a traditional barn
- Powered by green energy – biomass and ground source heat pump
- Range of traditional outbuildings
- Rural but accessible location

Under the current tenure, the comprehensive programme of renovation has included updating the roofs of all buildings and fitting new timber sash and sliding sash windows throughout the house along with underfloor heating across the ground floor. The addition of an eastern wing has created a garden room and study along with a principal bedroom suite on the first floor. Handmade two-inch bricks and ornate brickwork were assiduously matched with the original seventeenth century building to create a seamless extension. Additional fittings include an engineered oak floor, recessed downlights and new panelled doors. Of the original building, there are some sturdy oak ceiling beams, an Inglenook fireplace, an ornate cast iron fireplace

in the bedroom, concealed panelling behind a stud wall and a single remaining window with the original 'crown glass'.

Double doors, with panelled glazing, open to the reception hall. This room sits in the seventeenth century part of the house, displaying a sturdy ceiling beam and a trace of the original inglenook fireplace, and serves as a large dining room. The elegantly proportioned sitting room, also with exposed beams, is double aspect with large paned sash windows with window seats facing south across the garden. There is a wood-burning stove within an inglenook fireplace. At the back of the house is the cinema room which is wired for a projector screen. Double doors open to the kitchen/breakfast room, a family living space with a Travertine floor, kitchen units constructed of solid oak and a lovely outlook. The kitchen includes a large island unit with a family-sized breakfast bar, two Butler sinks, integrated appliances, a Rangemaster cooker and



a traditional north-facing pantry. Alongside is a cloaks/boot room, a utility/laundry room and a separate WC. Within the recent extension is a versatile garden room/games room with fitted wardrobes and cupboards and beyond is the purpose-built study, double aspect with an external door.

On the first floor, five bedrooms are accessed from the landing. The principal bedroom suite is part of the recent extension. It is self-contained on the eastern wing with a large bedroom that rises into the roof space, double aspect with tall sliding sash windows, a fitted dressing room with laundry cupboard plumbed for a washing machine and dryer, and an en suite shower room with a remote control power shower. All bedrooms are doubles and there is a further bedroom with an en suite shower room fitted with Travertine and includes a rainfall shower and heated towel rail. The house bathroom is part panelled and

elegantly fitted with a freestanding bath and a vanity unit with basin.

## Outside

A long tarmacadamed drive follows a well-established beech hedge and leads to a parking bay for two cars in front of secure timber gates within an ornate brick arch. To the front of the house is a sunny paved and gravelled terrace with a raised bed, facing south across the lawns to a tree shelter belt that marks the southern boundary of the property. The drive continues to the rear of the house where there is a turning area with ample parking. An enclosed, lawned garden is scattered with apple and plum trees. On the western side of the property is an expanse of wooded garden underplanted with snowdrops, bluebells and daffodils, and criss-crossed with green pathways. A large wildlife pond with an island lies at the far end, and adjacent lies a rose garden and white-flowering magnolia tree.





## Cottages

In 2019 the handsome seventeenth century barn was skilfully divided into two cottages each with accommodation of around 1500 sq ft, arranged over two floors. The cottages are currently used as two successful holiday lets although a concealed interlinking door enables it to be let as a single unit. The cottages are accessed by a separate drive terminating in a large car park and each has an enclosed garden to the front and rear with lovely views behind. The cottages both have double-height ceilings into the roof space on the first floor and display original features including exposed brickwork and oak beams. 'Ow Do' has a superb 32 ft kitchen/dining/living room with exposed roof trusses. The kitchens and bathrooms are fitted to a high specification and both cottages are efficient to run with double-glazed windows, underfloor heating served by a ground source heat pump.

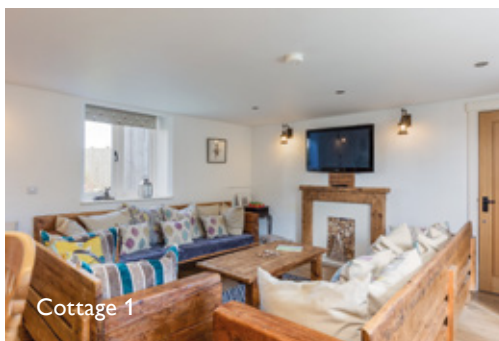
Annual turnover and occupancy rates are available upon request.

## Outbuildings

On the other side of the drive from the house is a traditional brick outbuilding with a pantile roof, fitted with power and light and enclosed by timber fencing. The outbuilding extends to nearly 1000 sq ft and holds four units: a store holding the biomass boiler and hopper, a large workshop unit, a further storage facility and a garage for a ride-on mower.

## Environs

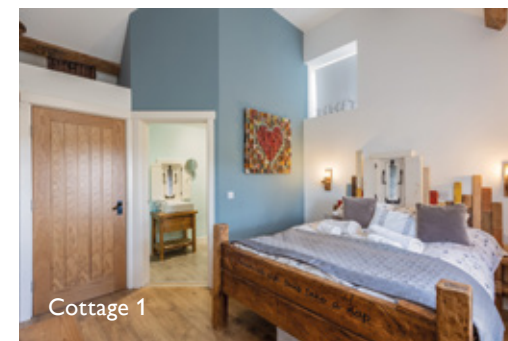
Dringhoe Hall lies just outside the coastal Yorkshire village of Skipsea and two miles from the sandy beaches on the Holderness Coast, including The Cowshed Café on Fraisthorpe Beach. Bempton Cliffs Nature Reserve lie some fifteen miles to the north.



Cottage 1



Cottage 1



Cottage 1



Cottage 2



Cottage 2





Hornsea is a seaside town with a seafront promenade, some fifteen minutes' drive away; it has a range of amenities including a secondary school, leisure centre, bars, restaurants, a supermarket and Yorkshire's largest freshwater lake, Hornsea Mere.

The market town of Driffield lies some 10 miles to the west and Bridlington lies to the north, a larger coastal town known as the 'Lobster Capital of Europe'. Beverley, Hull, Filey, Scarborough and York are all within easy reach.

**Tenure:** Freehold

**EPC Rating:** Exempt as Grade II listed.

**Council Tax Band:** D

**Services & Systems:** Mains electricity and water. Private drainage - 2 Klargestew sewage plants, one for the Hall and one for the cottages. The house has biomass central heating and the cottages have a ground source heat pump. Fast broadband 15mb and hard wired throughout house.

**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:** East Riding of Yorkshire [www.eastriding.gov.uk](http://www.eastriding.gov.uk)

**Directions:** Coming from the west, the property is on the left hand side off Beeford Road as denoted by the For Sale board and the sign for 'Ey up and 'Ow Do holiday cottages.

**What3words** ///heavy.grafted.caked

**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.

# Dringhoe Hall, Dringhoe, Driffield, East Riding of Yorkshire YO25 8AG

## Approximate Gross Internal Floor Area

Main House: 3,736 SQ FT / 347 SQ M

'Ey Up: 1,552 SQ FT / 144.3 SQ M

Ow Do: 1,455 SQ FT / 135.2 SQ M

Outbuildings: 965 SQ FT / 89.7 SQ M

Total: 7,744 SQ FT / 719.4 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:** October 2024. Brochure by wordperfectprint.com





City

Country

Coast