

LOW HALL

Askham Bryan, York

LOW HALL

Substantial and versatile period house discreetly situated within this most sought-after village with commanding views over almost two acres of gardens and grounds

York city centre 5 miles • A1(M) 10 miles • Leeds 20 miles Harrogate 22 miles • Leeds Bradford airport 26 miles

5 reception rooms • kitchen/breakfast room with walk-in pantry • conservatory • cloakroom/wc

6 bedrooms • 4 bathrooms

External boiler house and store

Double garage • workshop • wood store • summer house • games/hobby room

Gardens and grounds

In all 1.8 acres

For Sale Freehold

Blenkin
& Co

ESTABLISHED 1992

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Approximate Gross Internal Floor Area

Hall - 4213 SQ FT / 391.43 SQ M (Excl. Oil Tank, Boiler Room and Log Store)

Outbuildings - 1852 SQ FT / 172.08 SQ M (Incl External Basement Store)

Total - 6065 SQ FT / 563.51 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
Very energy efficient • lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	61
(39-54) E	
(21-38) F	29
(1-20) G	
Not energy efficient • higher running costs	



Low Hall is believed to date from the late eighteenth century. It was purchased by the current owners in the late 1970s and has been significantly extended under their stewardship. Two fully integrated wings, designed by a Conservation accredited architect, complement the original building. The most recent was added twenty years ago and was award-winning. The arrangement of the wings provides versatile accommodation and offers the potential of a two-storey annexe that would suit guests or dependents. Low Hall is brought alive by its glorious, completely private gardens that wrap around the house on three sides, giving far-reaching views that extend as far as York Minster on a fine day. Discreetly concealed from the village street and bordering the historic

parish church, this outstanding property enjoys a pastoral setting and comes on the market for the first time in nearly fifty years.

- Substantial, detached period house, not listed
- Significantly extended, hugely versatile accommodation of 4213 sq ft
- Potential for 2-bedroom annexe
- Range of traditional outbuildings including a original brick-lined loft
- Double garage and workshop
- Glorious, mature, wraparound gardens – immensely private
- Far-reaching country views towards the city of York
- Hugely appealing Conservation village close to York and convenient for Leeds



Tenure: Freehold

EPC Rating: F

Council Tax Band: G

Services & Systems: All mains services. Oil central heating. Alarm system. Home ventilation and independent electric heating system in the south wing/annexe.

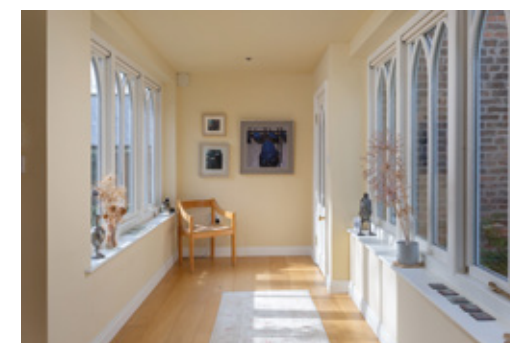
Fixtures & Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Local Authority:

North Yorkshire Council
www.northyorks.gov.uk
 Conservation village

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.



Low Hall sits alongside the historic twelfth century parish church and part of the site is believed to have been occupied by an earlier manor house. Alongside the nineteenth and twentieth century additions sit magnificent north-and-south wings designed by a renowned Conservation architect. A connecting hallway flanked by pointed arch windows links the original building to the southern wing which is fully integrated but could serve as a separate guest annexe; as well as featuring a triple aspect garden room with French doors, it is energy efficient and has an independent heating system.

The house has been updated with Conservation grade, double-glazed timber windows, with few exceptions. The Peter Thompson country kitchen/breakfast and dining room have retained original windows, the former a tall

16-pane sash window providing a superb outlook over the cobbled drive. The kitchen/breakfast room comes with a wood-burning stove and large pantry and continues to a window seat providing a superb view across the lawned gardens. On the north wing is a magnificent sitting room; elegantly proportioned, it has a high ceiling and is illuminated by picture windows on four sides with French doors opening on to external steps. Four further reception rooms provide options for family living and entertaining and include a 24 ft drawing room with an open basket grate fire within a traditional fireplace. In addition, there is a conservatory with floor grille heating and automatic vents.



The six bedrooms and four bathrooms are arranged over the ground and first floors. Within the original farmhouse some of the bedrooms rise into the roof space with exposed beams. All bedrooms enjoy magnificent views over the gardens.

Outside

The long drive runs alongside the historic church, flanked by grassy banks planted with spring bulbs. It splits in two, continuing to the front of the Hall and to the outbuildings on the northeastern corner. Behind the long boundary wall on the village street are extensive lawns and a sunken garden with scattered mature trees also underplanted with bulbs and a variety of shrubs, including topiarised yew. On the north side of the house, behind a magnificent yew hedge, lies a further expanse of lawned garden bordering open fields; here are stands of trees including fruit trees and a wildlife pond.

Outbuildings

The range of traditional outbuildings, formerly stables and stores, are set around a cobbled forecourt. The double garage has an electric door, light and power, and it is open to a workshop above which lies a brick-lined pigeon loft. There is an open summer house/loggia with a barbeque/fireplace, a hobby room/games room with a York Stone floor and wood-burning stove, formed from two stables, and a wood store.





Environs

Askham Bryan is one of the most desirable villages in this corner of North Yorkshire. Its rural location belies its easy access east to the historic city of York with its mainline railway station and west to the A1(M) and Leeds. It is a traditional and affluent Conservation village with a popular pub, village hall, Norman church and village pond dating from medieval times. The renowned Agricultural College lies at the edge of the village. Neighbouring Askham Richard has a primary school and the independent private schools in York are easily accessible.

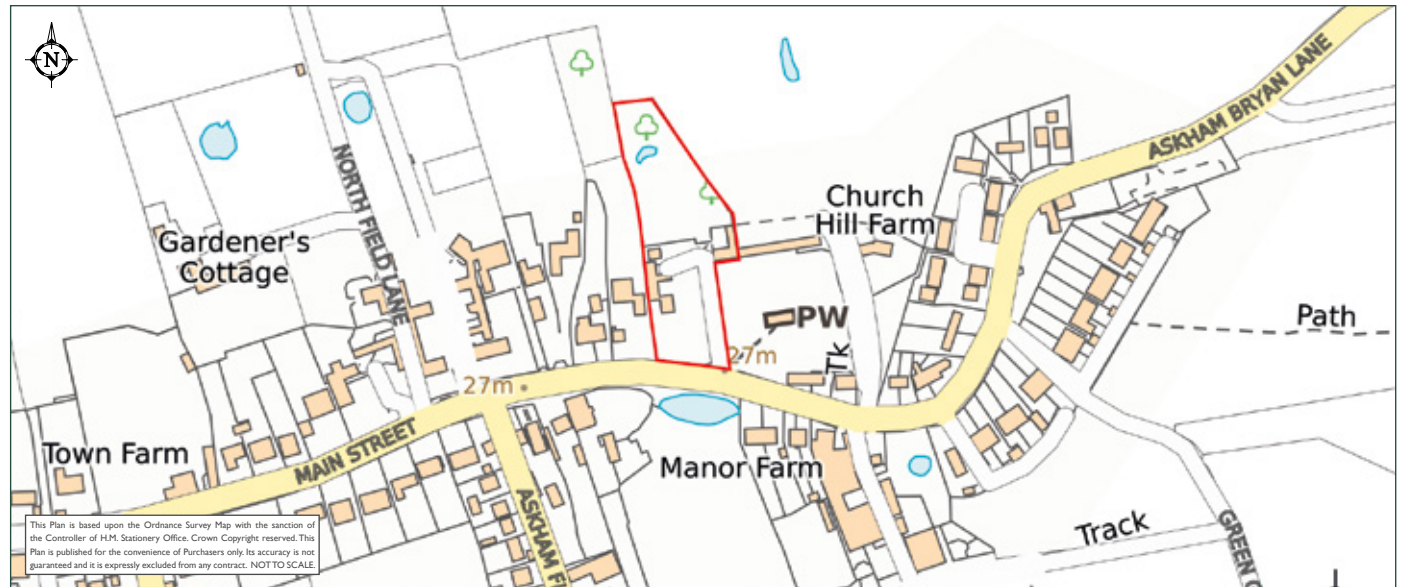
Directions

The drive can be found alongside the village church, opposite the duck pond.

What3words: ///mugs.giant.folds

Viewing

Strictly by appointment.



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, property spec and video highlights:** March 2025. Brochure by wordperfectprint.com

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