

CARLTON HALL

Carlton Husthwaite, Thirsk



CARLTON HALL

Georgian country house in an attractive village setting. with walled garden, outbuildings, land and sweeping views to the White Horse of Kilburn

*Thirsk and Easingwold 6 miles • Helmsley 11 miles • A1(M) 11 miles
Northallerton 14 miles • York 19 miles • Harrogate 22 miles*

Entrance hall • cloakroom • 3 reception rooms • study • kitchen/
breakfast room • pantry • laundry • boot room

Principal bedroom suite • 5 further bedrooms • 3 further bathrooms

Office • wine cellar • basement rooms

Gatehouse with independent access

Triple garage • single garage • courtyard outbuildings • stables •
dovecote • 3-bay walled fold yard • pigsty

Walled garden • croquet lawn • wildflower meadows • paddock

In all some 9 acres

For Sale Freehold

Blenkin
& Co

ESTABLISHED 1992

Priestley House, 36 Bootham
York, YO30 7BL

sales@blenkinandco.com
01904 671672

blenkinandco.com

Carlton Hall, Carlton Husthwaite, Thirsk, YO7 2BR

Approximate Gross Internal Floor Area
Main House - 6885 SQ FT / 639.61 SQ M
Gatehouse Annexe - 1317 SQ FT / 122.4 SQ M
Total - 8240 SQ FT / 765.46 SQ M

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

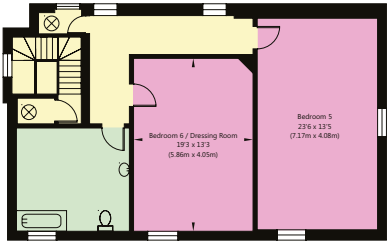
Main House Ground Floor



Main House First Floor



Gatehouse Annexe First Floor



Main House Second Floor

City

Country

Coast

Carlton Hall is situated in the heart of the attractive village of Carlton Husthwaite with fine views towards the iconic White Horse of Kilburn. Originally a Jacobean mansion dating from the 1600s, it was significantly extended during the eighteenth and nineteenth centuries to create an impressive family home complete with an Italianate extension and veranda. Elegantly unified and sympathetically restored in recent years with some particularly fine architectural detailing, the property offers versatile and spacious accommodation that includes a recently refurbished east wing offering potential for guests or staff.

Carlton Hall sits in a prime position in the heart of the village adjacent to the village green and twelfth century church. It comes with beautifully landscaped gardens, a significant range of characterful outbuildings, fenced paddock and fields totalling

some nine acres. The setting is glorious: rural and peaceful, yet just a mile from the A19 and within easy reach of Thirsk, Easingwold, York and Harrogate.

- Georgian country house in an idyllic village setting
- 17th century origins and 18th and 19th century additions – Grade II listed
- Range of traditional outbuildings with potential to develop
- Glorious gardens, landscaped and well-established
- 9 acres – including fenced paddocks, grazing and hay meadows
- Open country views to the White Horse of Kilburn from house and garden
- Surrounded by gourmet village pubs and restaurants, 2 with Michelin Stars
- Convenient for A19, A1(M) and wider motorway network
- In all some 9 acres



Tenure: Freehold

EPC Rating: Exempt as Grade II listed

Council Tax Band: H

Services & Systems: Mains electricity, water and drainage. Oil-fired central heating system. High speed fibre 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

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 is appreciated and will assist with the smooth progression of the sale.



A grand entrance hall leads to four classically proportioned reception rooms with beautiful architectural details, including original fireplaces, cabinetry and sash windows. The kitchen/breakfast room is a superb family space steeped in character with French windows opening onto the garden; it is accompanied by a pantry, laundry room and boot room.

An elegant Victorian staircase with polished handrail rises to a galleried landing and drawing room. This impressive room is of handsome proportions with a coffered ceiling, ornate French fireplace, tall arched windows and large French windows open to the balcony. Also on the two upper floors are six bedrooms served by three bathrooms, a dressing room and shower room: all have special architectural features and many enjoy an outlook with lovely views.

The Lower Ground Floor houses an impressive wine cellar with vaulted storage and a large room for an office, gym or cinema.

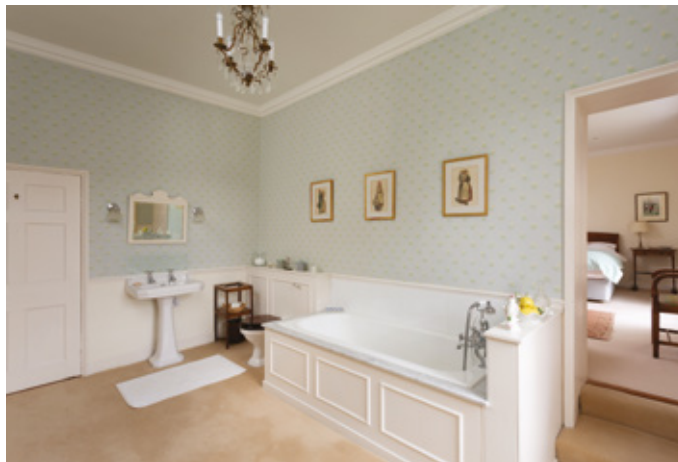
The Gatehouse on the first floor has undergone recent renovations and is now presented as a blank canvas, providing accommodation for the wider family, guests or as a source of income.



Outside

The main front gates open to a gravelled drive that sweeps in front of the house, providing a turning area and ample options for parking. A second set of gates opens to the cobbled forecourt in front of the outbuildings, continuing through integral gates to further parking and a three-bay garage at the rear of the house.

The gardens at Carlton Hall are a testament to many years of planning and management. A croquet lawn sits below the stone veranda and forms the centrepiece, flanked by herbaceous borders, wildflower areas, sweeping lawns, clipped hedges and scattered parkland trees, including a magnificent copper beech. A range of brick-built outbuildings lie to the east of the house, and these include the original dovecote, the stables, and a variety of useful stores that offer potential for future development (subject to consents). The entire garden is walled with mature trees, including fruit trees, and shrubs along much of the perimeter. A five bar gate in a low stone wall opens into a large paddock and further fields enclosed by post and rail fencing.





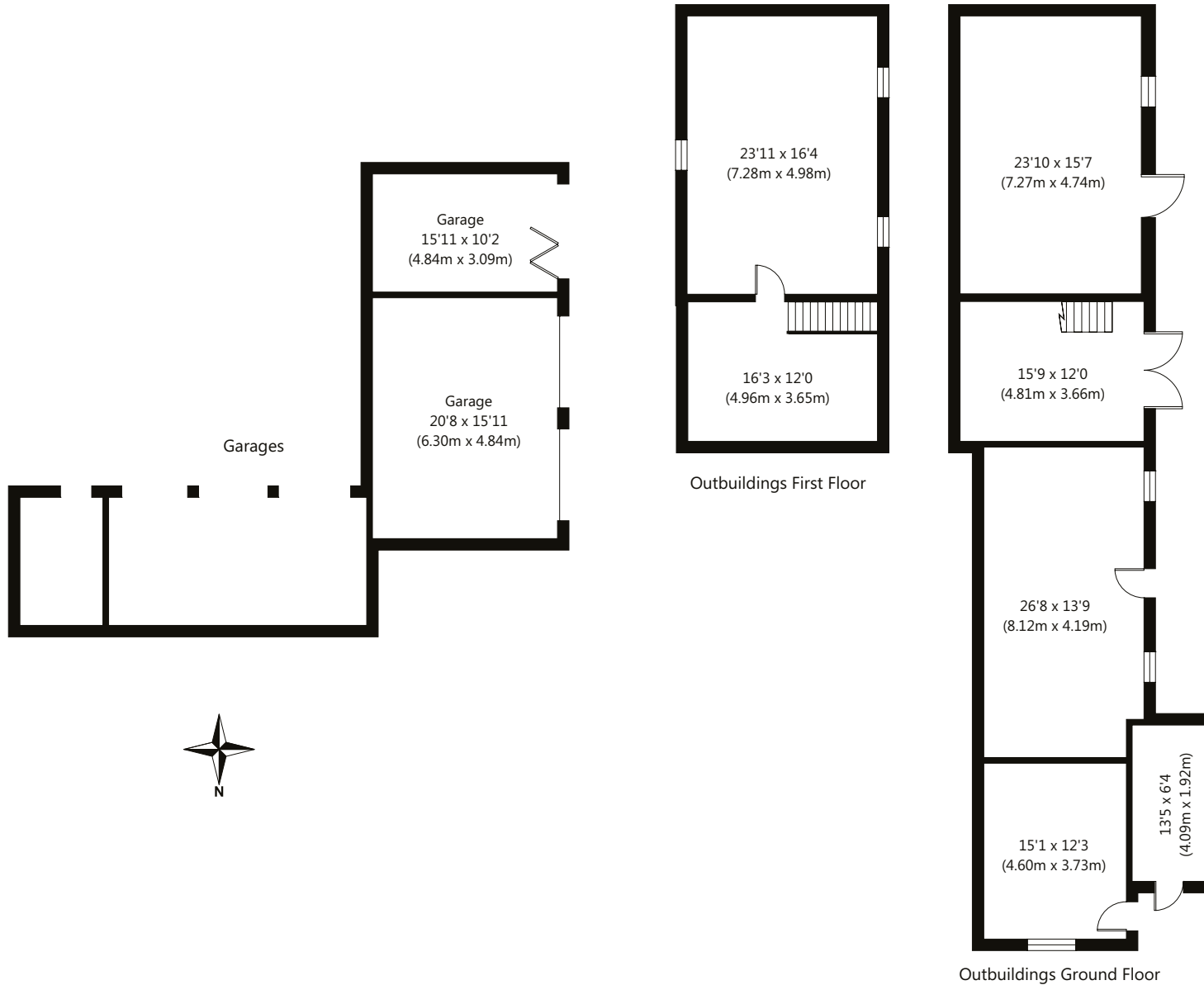
Approximate Gross Internal Floor Area

Garage Block - 826 SQ FT / 76.72 SQ M

Outbuildings - 1817 SQ FT / 168.81 SQ M

Total - 2643 SQ FT / 245.53 SQ M

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Environs

Carlton Husthwaite is a picturesque village resting under the Hambleton Hills, close to the North York Moors National Park. The village is extremely convenient for the coast, Moors, Howardian Hills, Dales and Lake District. The A19 lies just a mile to the west, providing swift access to York and Teesside. The A1(M) is some twelve minutes' away giving access to the wider motorway network as well as Leeds, Durham, Newcastle and Manchester Airports. There are three private airstrips at Bagby, Husthwaite and Sutton Bank for light planes, microlights and gliders. Mainline railway stations at York, Northallerton and Thirsk offer regular services to London, Newcastle and Edinburgh. Thirsk railway station lies some thirteen minutes' away.

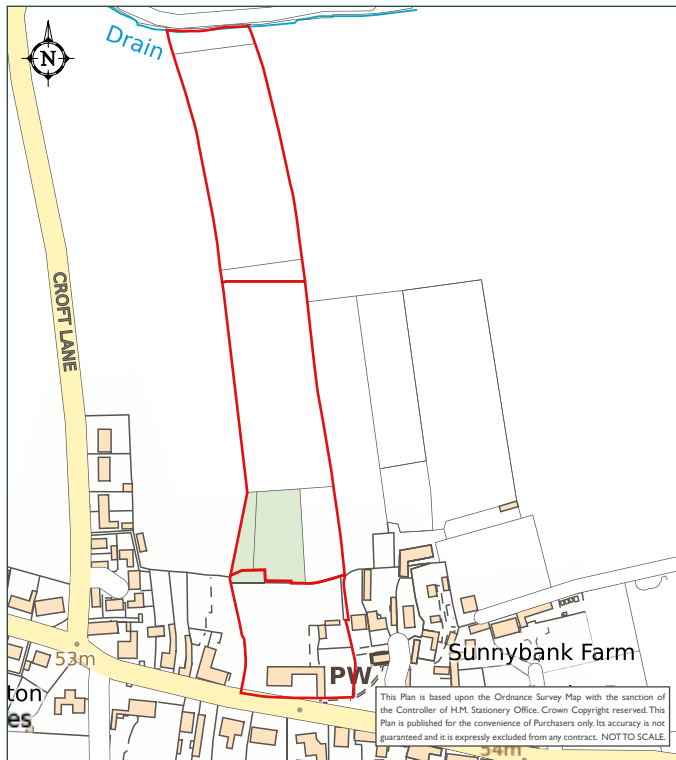
Nearby traditional market towns include Easingwold, Thirsk, Helmsley, Northallerton, Ripon and Malton, all providing excellent amenities, schools and shopping. Ampleforth College and its public sports centre are also within easy reach.

Directions

From the A19, turn east towards Carlton Husthwaite. On entering the village, follow the road through the village until reaching Carlton Hall on your left.

What3words: ///webcams.hacking.safely





Viewing

Strictly by appointment.

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