

BRIGHTON HALL

Brighton, North Yorkshire

BRIGHTON HALL

**Impressive country house with outbuildings
in a rural position at the edge of the village**

*Bubwith 2 miles • Howden 5 miles • M62 6 miles • Selby 10 miles
York and Pocklington 16 miles • Humberside Airport 38 miles
Leeds Airport 45 miles*

Entrance and staircase hall • 3 reception rooms • garden room • study • cinema room • kitchen breakfast room • utility room

Principal bedroom suite with bathroom • 5 further bedrooms (2 with en suite bathrooms) • house bathroom • attics/stores

Large 3-bay garage block with games room above

Car port • barn with triple garage • shed

Garden and grounds • paddock

In all 2.35 acres

For Sale Freehold



ESTABLISHED 1992

Priestley House, 36 Bootham
York, YO30 7BL
sales@blenkinandco.com
01904 671672

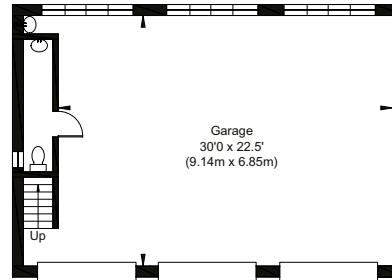
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Brighton Hall, Brighton, North Yorkshire YO8 6DH

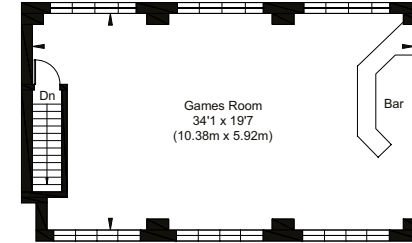
Approximate Gross Internal Floor Area

6885.78 SQ FT / 639.71 SQ M

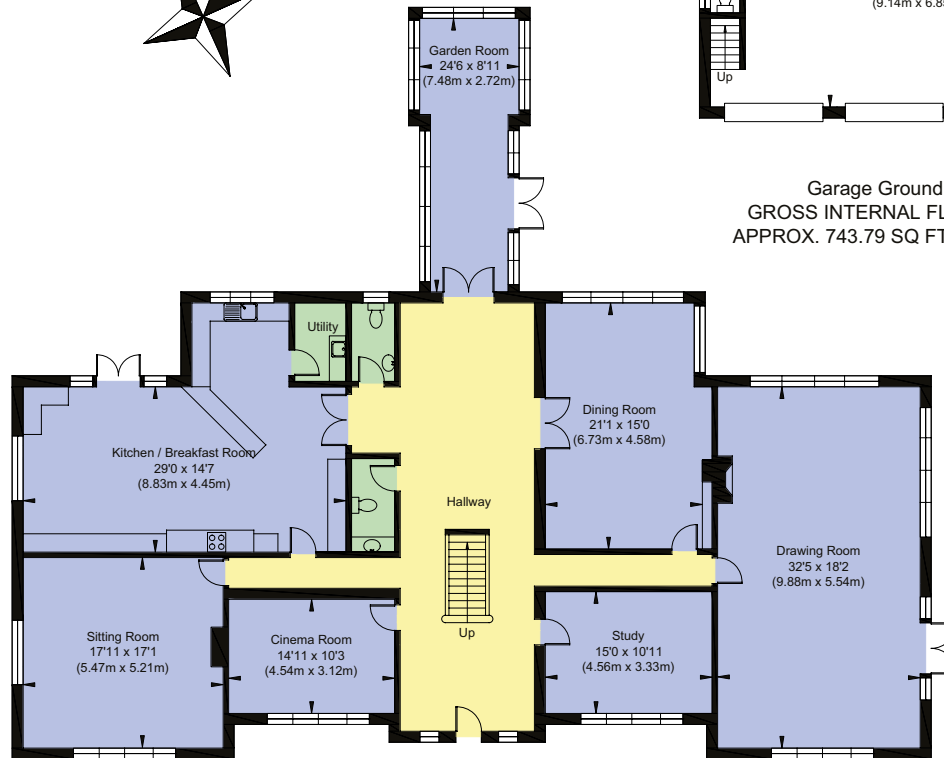
For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



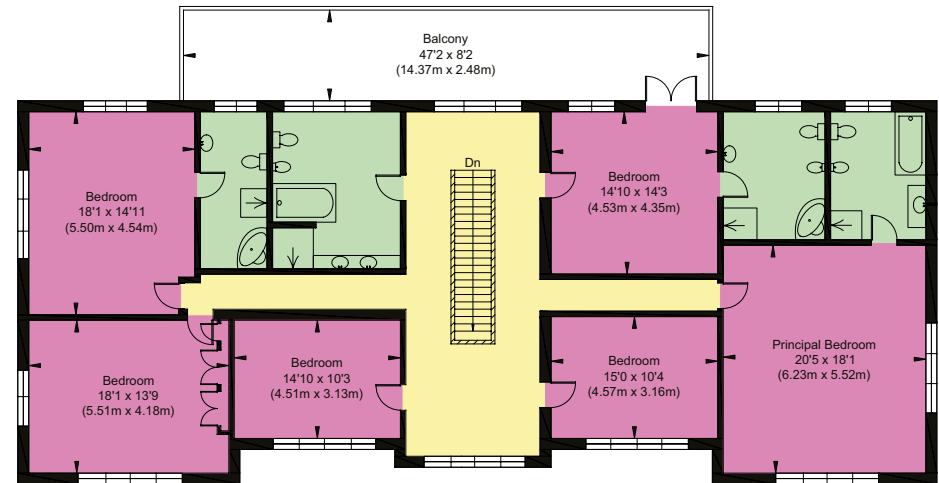
Garage Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 743.79 SQ FT / 69.10 SQ M



Garage First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 668.11 SQ FT / 62.07 SQ M



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 3023.58 SQ FT / 280.90 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 2450.30 SQ FT / 227.64 SQ M

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		55	57
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

City

Country

Coast

Brighton Hall is an impressive country house built on a grand scale and situated at the farthest edge of the village with open countryside on three sides. Designed as a hunting lodge and influenced by seventeenth century architecture it was constructed circa 1985 of hand-clamped bricks with three gables and features elegant chimney stacks and tall stone mullion windows. This is a substantial family house offering versatile accommodation that includes extensive reception rooms illuminated by natural light, providing opportunities for relaxing, dining and entertaining. The property is set behind secure gates and provides garaging for up to eight vehicles along with landscaped gardens and a railed paddock.

- Modern country house with gardens and grounds
- Internal accommodation of around 6100 sq ft
- Extensive gardens and grounds
- Outlook over surrounding countryside
- Secure driveway, parking and extensive garaging/outbuildings
- Detached 3-bay garage block with games room above
- Sought-after East Yorkshire village with easily accessible pub and local amenities
- Convenient for York, Leeds and motorway network



Tenure: Freehold

EPC Rating: E

Services and System: Mains electricity and water. LPG gas for central heating and hot water - 2 Worcester Bosch boilers. Private drainage. CCTV.

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

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.





Brighton Hall is designed to a traditional style following the principles of order and symmetry, double fronted with a central doorway. Bespoke cabinetry throughout includes solid panelled doors, handsome architraves and doorcases, tall windows, skirting and a staircase, all crafted in polished mahogany. Exposed brickwork adds character and bespoke fitted furniture provides generous storage options. Displayed throughout the house is ornate cornicing and ceiling roses, its design unique to every room.

The impressive galleried hallway with central staircase gives access to two cloakrooms and all principal rooms of the house. Part-glazed double doors open to the L-shaped, family sized kitchen/breakfast room with French doors. The fitted country kitchen includes a breakfast bar, quartz worktops, integrated appliances and a ceramic sink; alongside is a utility room with

Butler sink. There are three reception rooms, the grandest of which is the triple aspect drawing room that enjoys country views from all windows. It features a magnificent stone fireplace housing a cast iron grate with 18th century firedogs. In addition, there is a double aspect sitting room with electric fire within a handsome stone fireplace and a formal dining room with a garden view. The all-season garden room connects to the terrace through French doors. A cinema room with blackout blinds and a study with garden views complete the ground floor accommodation.

The galleried first floor landing is illuminated by dramatic floor-to-ceiling windows facing north and south. All six double bedrooms and four bathrooms are accessed from a central landing with east and west wings. Privately situated on the eastern wing is the principal bedroom, a generously proportioned room which has a



series of windows facing south and east across the gardens; alongside is an en suite bathroom. There are two further bedroom suites, one with French doors that open onto a generous first floor balcony with stone balustrade, nearly 48 ft in length, that runs along the rear elevation. A luxurious house bathroom with Heritage fittings includes a whirlpool spa bath fitted within a mahogany columned canopy and a shower/steam room unit.

Above the garage and accessed by an internal staircase is a light and bright room that extends some 30 ft with six dormer windows on its north and south elevations. Currently used as a games room, it has an oak bar at the far end.

Outside

Ornate electric wrought-iron gates open to a wide block-paved drive that follows a tall brick boundary wall and sweeps around to the rear of the house where it meets the garage block and outbuildings. Here is a large area for parking. Lawns surround the house on three sides with the paddock at the rear, and a post and rail fence encloses the whole. At the front, the house is set well back from the country lane behind a large expanse of lawn that continues to the rear and is scattered with a variety of young and mature trees, including beech, clipped conifers, a monkey puzzle, beech trees and stands of silver birch. Traditional lamp posts and floodlights illuminate the drive, house and garden. Abutting the property at the rear is an expansive paved terrace bounded by a stone balustrade and featuring a raised circular lily pond with water feature.







A pergola sits on the western edge, lined with raised brick beds.

At the rear of the property is a fenced paddock of some 1.5 acres.

Outbuildings

Brick-built, three-bay, two-storey garage block with dormer windows and a clocktower on the roof. Power, light and electric doors. Staircase to first floor room.

Dutch Barn style outbuilding able to accommodate a large motorhome plus garaging for 3 to 4 cars, lighting and power.

Timber shed - 8.9 ft (2.7 m) x 16 ft (5 m)

Single car port



Environs

Brighton Hall enjoys a peaceful setting at the far end of the village bordering open countryside. Nestled in the heart of East Yorkshire, Brighton is an attractive, rural village edged by the river Derwent to the west and Howden to the east. It offers quick and easy access to York, Selby and throughout the county. Brighton is part of the civil parish of Bubwith, a neighbouring village with a wide range of amenities including a convenience store, post office, delicatessen, primary school and a sports/leisure centre. There is a private airfield and flying club less than a mile from Brighton Hall and, some three miles away, is the Oaks Golf Club and Spa. A railway station offering a service to London Kings Cross can be accessed at Howden, a nearby market town with an historic Minster. The city of York with its mainline railway station and independent schools lies some sixteen miles to the north. Brighton is well situated for rapid connections to the M62, M18, M1 and national motorway network.

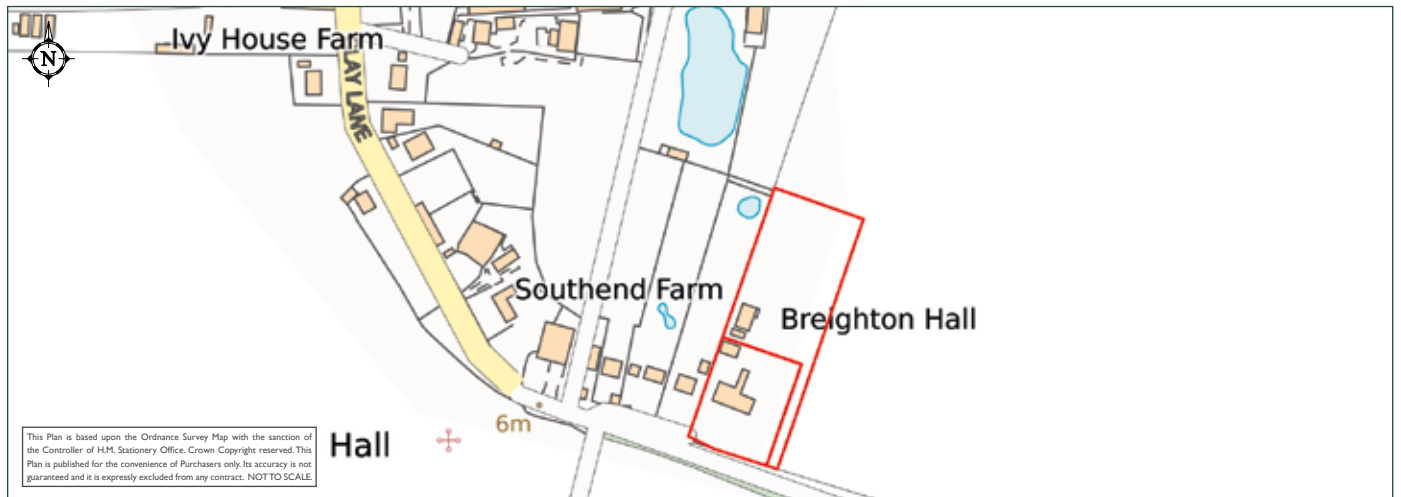
Directions

Brighton Hall lies at the far southeastern end of the village, the last house bordering open countryside.

What3words: ///remix.intensely.drawn

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:** November 2024 and June 2025. Brochure by wordperfectprint.com



ESTABLISHED 1992

