



Wath Hall  
Low Marishes, Malton





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**BoultonCooper**

## Wath Hall, Low Marishes Malton, North Yorkshire

A handsome detached country residence with adjoining annexe, delightful gardens and grounds, and paddock land, extending in all to 3.05 acres (1.23 ha) or thereabouts.

Wath Hall has been sympathetically modernised and improved, whilst enhancing the original features to create a superb family home. The principal residence is constructed of the local, honey-coloured stone under slate roof and is attractively located within its own private gardens and grounds. Adjoining to the rear there is useful annexe accommodation, which also offer scope for alternative uses and improvements. In all, approximately 4,786 sq. ft. of internal accommodation. Unusually, the property is not listed.

The gardens and grounds wrap around the property and the south-facing aspect is particularly attractive, enjoying far-reaching views across the Vale of Pickering towards the Wolds. Beyond the homestead and to the south, there are situated two useful grass paddocks with field shelters.

Wath Hall is conveniently located between the ever-popular North Yorkshire market towns of Malton and Pickering, and yet only 20 miles from the City of York.

Viewing is essential to appreciate the extensive internal and external space on offer at this fine country residence.

In all 3.05 acres (1.23 hectares) or thereabouts. Additional parcel of adjoining land extending to 5.61 acres (2.27 ha) or thereabouts is available to purchase alongside Wath Hall, subject to separate negotiation.

**Guide Price £1,375,000**

**BC**  
Est. 1801



## WATH HALL: THE PRINCIPAL RESIDENCE

### ACCOMMODATION

#### ON THE GROUND FLOOR

##### ENTRANCE HALL

9.96m x 2.44m (32'8" x 8')

Ornate corning and archway, staircase to first floor, understairs alcove.

##### SITTING ROOM (SE)

5.49m x 4.75m (18' x 15'7")

Front aspect double glazed sliding sash window with working shutters, double radiator.

##### DRAWING ROOM (SW)

7.32m x 4.37m (24' x 14'4")

Side aspect French doors and windows to outside with working shutters, cast iron wood burning stove into recess on slate hearth with marble surround and mantelpiece, double radiator.

##### COAT AND CLOAKROOM

4.47m x 1.35m (14'8" x 4'5")

Comprising wc and wash hand basin.

##### KITCHEN/BREAKFAST ROOM

6.05m x 4.01m (19'10" x 13'2")

Range of modern fitted base and wall mounted units with granite work surfaces over, breakfast island, oil fired Aga, double ceramic sinks with chrome mixer taps, integral appliances. Access to: **PANTRY** 1.55m x 1.52m (5'1" x 5'). French doors lead out into:

##### CONSERVATORY

5.31m x 3.89m (17'5" x 12'9")

A delightful dining area leading out onto the west gardens. French doors to outside.

##### UTILITY ROOM

3.20m x 2.87m (10'6" x 9'5")

Range of fitted base and wall mounted units, access to separate **BOOT ROOM** and door to outside, separate **BOILER ROOM**.

##### INNER HALL

9.37m x 1.22m (30'9" x 4')

With rear staircase to first floor.

##### STUDY (E)

3.63m x 2.72m (11'11" x 8'11")

Dado – level timber wall panelling, double radiator, window to east aspect with working shutters.

##### DINING ROOM (NE)

5.41m x 3.35m (17'9" x 11')

Triple windows to east aspect with working shutters, decorative corning.



## TO THE FIRST FLOOR

### LANDING

10.21m x 1.22m (33'6" x 4')

Airing cupboard off with shelving and housing the hot water cylinder.

### BEDROOM 1 (SE)

5.94m x 4.65m (19'6" x 15'3")

Master bedroom suite with front aspect double glazed window, radiator, opening to:

### DRESSING ROOM

4.47m x 4.42m (14'8" x 14'6")

Side aspect window to south aspect, wall length fitted wardrobes.

### ENSUITE BATHROOM 1

Front aspect double glazed window, four piece suite comprising roll top bath, low flush wc, bidet, wash hand basin, tiled walls.

### ENSUITE BATHROOM 2

Rear aspect window, five piece suite comprising panelled bath, corner shower cubicle, low flush wc, bidet, wash hand basin, part tiled walls.

### BEDROOM 2 (W)

6.07m x 5.36m (19'11" x 17'7")

Rear aspect double glazed window, double radiator.

### ENSUITE BATHROOM

Four piece suite comprising panelled bath, corner shower cubicle, wc, wash hand basin, skylight.

### BEDROOM 3 (NE)

4.09m x 3.33m (13'5" x 10'11")

Front aspect double glazed window, double radiator.

### ENSUITE SHOWER ROOM

Three piece suite comprising shower cubicle, low flush wc and wash hand basin.

### BEDROOM 4 (NW)

3.33m x 3.05m (10'11" x 10')

Side aspect double glazed window, double radiator.

### ENSUITE BATHROOM

Four piece suite comprising panelled, bath corner shower cubicle, low flush wc, wash hand basin.

### BEDROOM 5

3.66m x 2.72m (12' x 8'11")

Front aspect double glazed window, built-in cupboard, double radiator.





### THE ANNEXE

The annexe is situated to the north of the main residence, accessed across the central courtyard. The annexe is now in need of some modernisation and improvements.

### TO THE GROUND FLOOR

#### HALLWAY

With cupboard off housing the hot water cylinder.

#### SITTING / DINING ROOM

4.55m x 3.84m (14'11" x 12'7")

Dual aspect with side aspect window and French doors leading to conservatory, spiral staircase leading to first floor bedroom.

#### KITCHEN

3.84m x 2.84m (12'7" x 9'4")

Rear and side aspect window, range of base and wall mounted units, sink and drainer, plumbing for washing machine, radiator.

#### CONSERVATORY

2.16m x 1.98m (7'1" x 6'6")

#### BATHROOM

3.84m x 2.90m (12'7" x 9'6")

Four piece suite comprising panelled bath, corner shower cubicle, wc and wash hand basin.

### TO THE FIRST FLOOR

#### BEDROOM 1

4.34m x 3.81m (14'3" x 12'6")

Side aspect window, exposed timber beams.

#### OUTSIDE

Wath Hall is accessed via side electric gates leading to gravelled parking/turning area. The property is complemented with substantial lawned gardens and grounds to all sides with patio area and summer house. The grounds are fully fenced and enclosed to all sides.

Beyond to the south, there are 2 no. paddocks enclosed by post and rail fencing, with field shelters with water supply. In all extending to 3.05 acres or thereabouts.

There is an adjoining parcel of land to the west of Wath Hall, extending to 5.61 acres (2.27ha) or thereabouts. This land, edged blue on the attached sale plan, could be available to purchase alongside Wath Hall, subject to separate negotiation.



## GENERAL INFORMATION

### SERVICES

We understand that the property is connected to mains electricity and water, with private drainage; oil fired central heating. The services have not been tested but we have assumed that they are in working order and consistent with the age of the property.

### TENURE

We understand to be freehold with vacant possession on completion.

### PUBLIC RIGHT OF WAY

There is a public footpath which runs through the paddocks and, according to the definitive map, terminates in the north eastern corner of the eastern paddock. A copy of an extract of North Yorkshire Council's Right of Way Map showing the footpath's location is available from the selling agents.

### VIEWING

Strictly by appointment with the Agents, BoultonCooper. Tel: 01653 692151.

## WHAT3WORDS

///freshen.reshaping.boats

## COUNCIL TAX BAND

The property lies in Band G.

## ENERGY PERFORMANCE RATING

Assessed in Band D. The full EPC can be viewed online or at our Malton office.

## PLANS, AREAS AND SCHEDULES

The plans provided and areas stated in these sales particulars are for guidance only and are subject to verification with the title deeds.

## METHOD OF SALE

For Sale by Private Treaty. Interested Parties are asked to register their interest with the selling agents. This is particularly important for those who have downloaded the sales particulars from the website. The vendor reserves the right to conclude the sale by any means.





### **ANTI-MONEY LAUNDERING REGULATIONS**

The Agent must comply with Anti Money Laundering regulations. As part of the requirements, the Agent must obtain evidence of the identity and proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the necessary evidence.

### **KEY CONTACT**

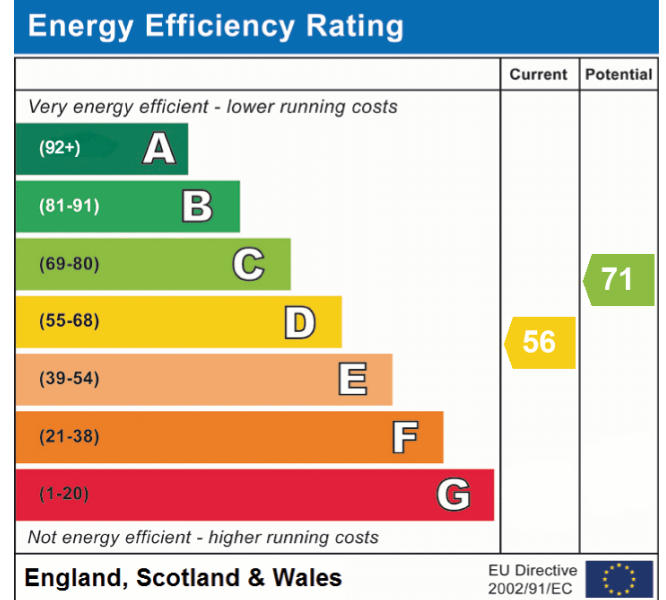
Henry Scott MSc MRICS m: 07739 983806;  
e: [henry.scott@boultoncooper.co.uk](mailto:henry.scott@boultoncooper.co.uk).

### **BOULTON COOPER - ABOUT US:**

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Do register with us at [sales@boultoncooper.co.uk](mailto:sales@boultoncooper.co.uk).





# Wath Hall, Low Marishes, Malton, YO17 6RJ



**Main House First Floor**  
**GROSS INTERNAL FLOOR AREA**  
**APPROX. 1937 SQ FT / 179.96 SQ M**

**Main House Ground Floor - (Excluding WC & Store)**  
**GROSS INTERNAL FLOOR AREA**  
**APPROX. 2162 SQ FT / 200.85 SQ M**

Conservatory  
 15'11" x 11'9"  
 (4.85m x 3.58m)

Dressing Room  
 14'8" x 14'6"  
 (4.46m x 4.41m)

Bedroom 2  
 19'11" x 17'7"  
 (6.07m x 5.37m)

Bedroom 4  
 10'11" x 10'0"  
 (3.33m x 3.04m)

Bedroom 5  
 12'0" x 8'11"  
 (3.66m x 2.73m)

Bedroom 3  
 13'5" x 10'11"  
 (4.10m x 3.33m)

Bedroom 1  
 18'6" x 15'3"  
 (5.63m x 4.64m)

**Annexe Ground Floor**  
**GROSS INTERNAL FLOOR AREA**  
**APPROX. 509 SQ FT / 47.33 SQ M**

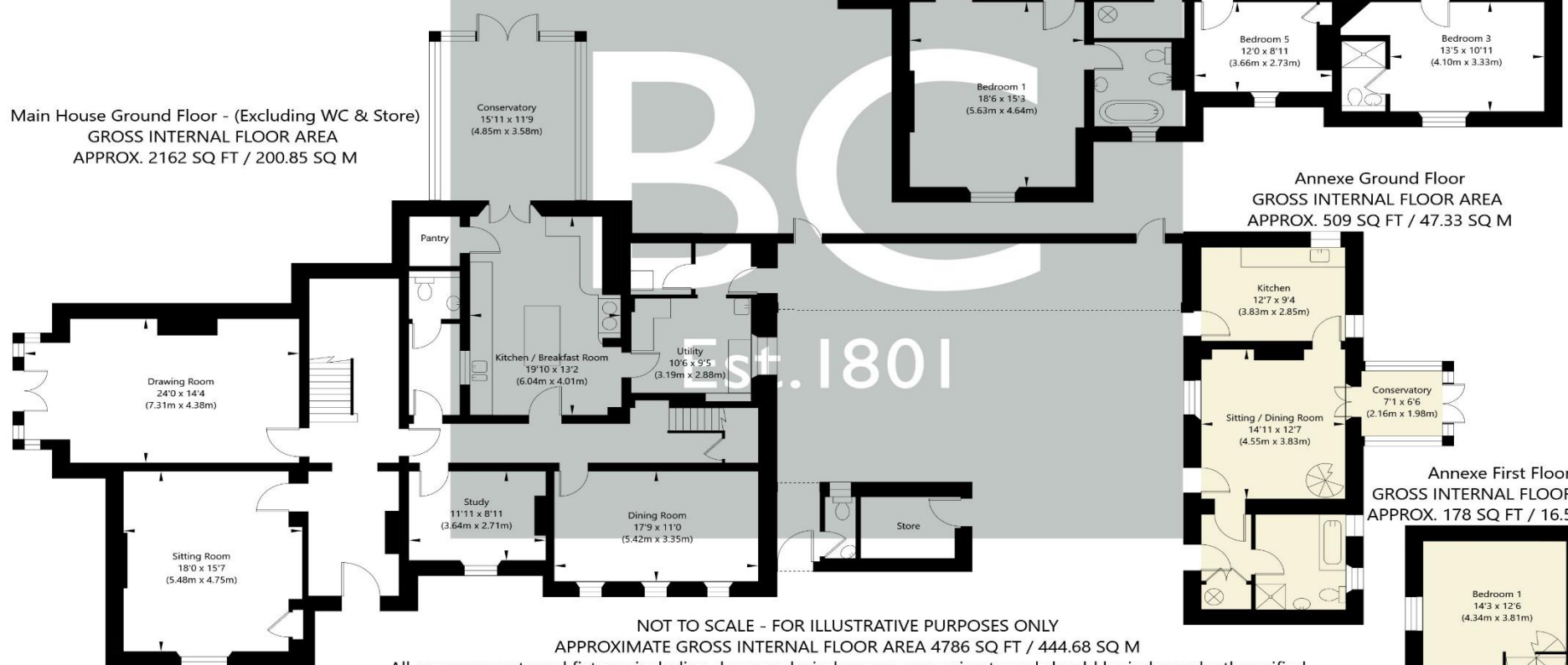
Kitchen  
 12'7" x 9'4"  
 (3.83m x 2.85m)

Conservatory  
 7'1" x 6'6"  
 (2.16m x 1.98m)

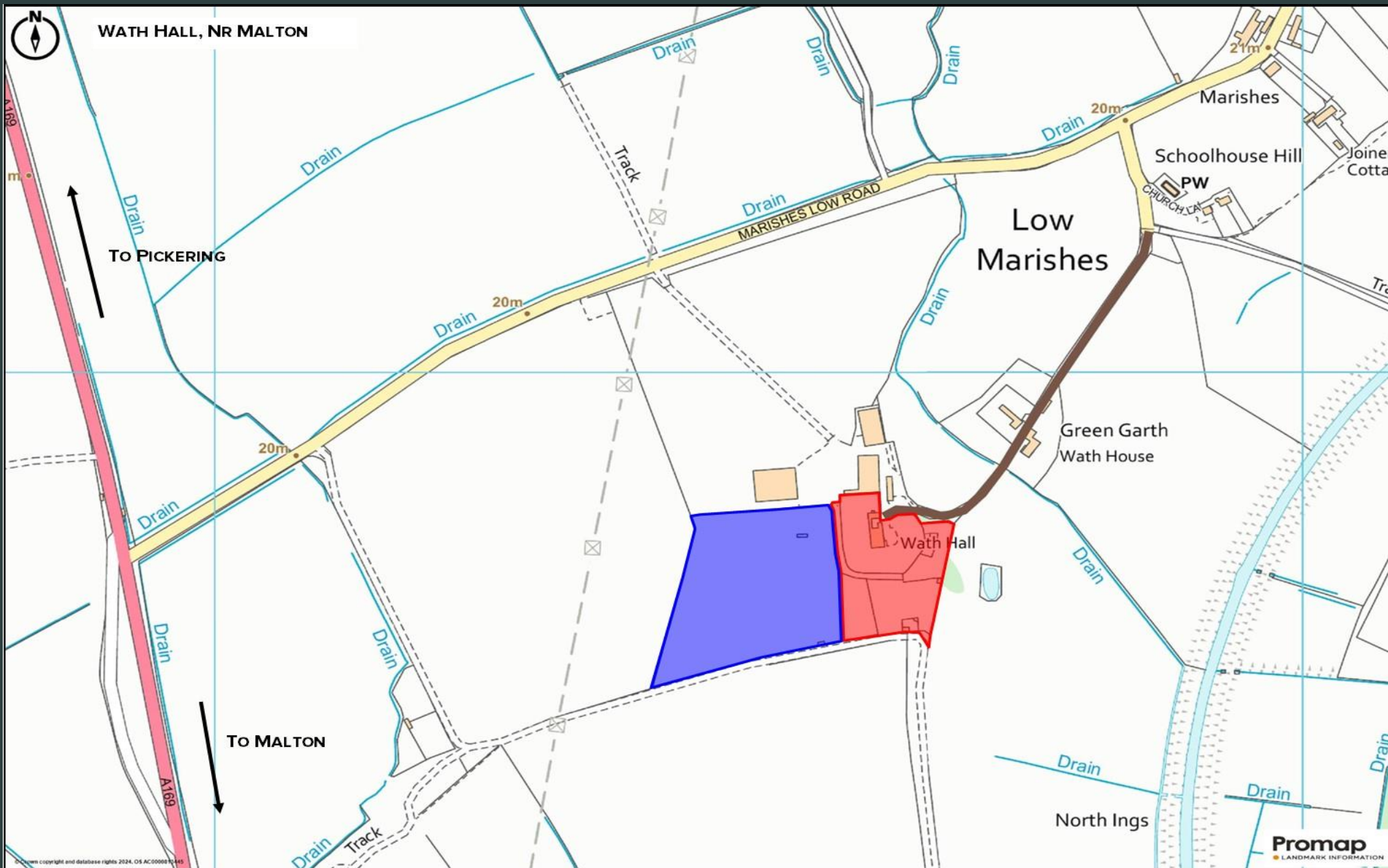
Sitting / Dining Room  
 14'11" x 12'7"  
 (4.55m x 3.83m)

**Annexe First Floor**  
**GROSS INTERNAL FLOOR AREA**  
**APPROX. 178 SQ FT / 16.54 SQ M**

Bedroom 1  
 14'3" x 12'6"  
 (4.34m x 3.81m)



**NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY**  
**APPROXIMATE GROSS INTERNAL FLOOR AREA 4786 SQ FT / 444.68 SQ M**  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries.

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