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# LAWKLAND HALL ESTATE

Lawkland, North Yorkshire

A very attractive and historic estate in one of England's most rural and unspoilt counties, on the edge of the Yorkshire Dales.

- Grade I Listed 16th century manor house with nine bedrooms
- Beautiful landscaped gardens, grounds and lake
- 1 & 2 Lawkland Hall Cottages both with three bedrooms
- Lawkland Hall Farm let on a Farm Business Tenancy agreement until 31st March 2048
- Commercial and amenity woodland
- Pheasant shoot, flight pond and roe stalking
- Income of approximately £79,000 per annum

In all about 545 acres. For sale as a whole or in three lots:

**Lot 1 – Lawkland Hall:** Grade I Listed manor | A pair of semi-detached cottages | Gardens and grounds | About 7 acres

**Lot 2 – Lawkland Hall Farm:** Farmhouse, farm buildings and land subject to a Farm Business Tenancy | woodland and game crops | About 459 acres

**Lot 3 – Lawkland Hall Wood & Sporting Rights:** Mixed mature woodland | Sporting rights across Lot 2 | About 79 acres







## INTRODUCTION

### Situation

Lawkland Hall Estate occupies an enviable position in the Trough of Bowland Area of Outstanding Natural Beauty (AONB), close to the Yorkshire Dales National Park, in the county of North Yorkshire. The surrounding landscape is characterised by mixed livestock farming, ancient woodland and rolling countryside.

Lawkland is an attractive hamlet on a quiet country lane with good access onto the A65 and to Austwick village.

The pretty village of Austwick (1.8 miles) is well served by a church, post office/village store, village hall and tennis club. There's a choice of places to eat with the Gamecock Inn and the Traddock Country House Hotel.

Giggleswick (3 miles) is in a well-deserved Conservation Area and an extremely attractive village with many old and historic buildings. The village has a railway station, on the Leeds to Morecambe line, historic church and two pubs, the famous Giggleswick School (which opens up many of its facilities to locals) and a popular nine hole golf course.

Settle (4 miles) offers a full range of commercial, educational and recreational amenities including a Booths supermarket.

The area is renowned for excellent schools including independent schools at Giggleswick and Sedbergh, Ermysted's Grammar School for boys and the Girls' Grammar School in Skipton together with a good selection of state schools; Settle College in Settle and Queen Elizabeth School in Kirkby Lonsdale. Primary schools are either at Austwick, Giggleswick or Settle.

For those keen on outdoor life, Lawkland Hall Estate is on the edge of the magnificent Yorkshire Dales National Park, an area of stunning scenery and surrounded by thousands of square miles of dales and hills, nature and wildlife. The area affords every choice of country pursuits on your doorstep.



## Directions (LA2 8AT)

From Kirkby Lonsdale take the A65 east through Ingleton. Just after the Clapham bypass turn right signposted Lawkland opposite the third turning into Austwick onto Graystonber Lane. Continue along the lane for approximately 1 mile and Lawkland Hall is on the right.

What3Words: sheep.divisible.proven

- Settle 4 miles (direct trains to Leeds take around 1 hour and links to London and Edinburgh)
- Kirkby Lonsdale 14 miles
- Skipton 18 miles (there is one direct train a day from Skipton to London Kings Cross)
- Lancaster 23 miles (direct trains to London Euston from 2 hours 30 minutes)
- Kendal 27 miles
- Leeds 44 miles
- Manchester 53 miles (Manchester Airport 68 miles)

*All distances and times are approximate*







## HISTORICAL NOTE

Lawkland Hall is described in Pevsner with the introduction:

'Highly picturesque house of several dates, mainly 17th century, built by a cadet branch of the Ingleby family of Ripley Castle who acquired the estate c.1572: bought by a Bradford industrialist, J N Ambler, and extensively but sensitively modernised for him during the 1920s.'

From the 1570s until the 19th century, the house belonged to a junior branch of the Inglebys of Ripley Castle. Credit for the current appearance of Lawkland Hall as we see it today is attributed to J N Ambler, a Bradford wool manufacturer who bought the estate in 1912.

The property was purchased by the owner's parents in 1958. The present owners moved into Lawkland Hall in 1987 and have since carried out significant improvements to create an exceptionally welcoming home with a blend of period character and modern appointments. It is in excellent decorative order.

A summarised history of Lawkland Hall appeared in *Country Life* in 2019, written by John Martin Robinson, the well-known architectural historian. He wrote that 'Lawkland is today a comfortable family home, as well as an exceedingly picturesque old North Yorkshire manor'. A full copy is available from the selling agents.







## LOT 1: LAWKLAND HALL

About 7 acres

A magnificent Grade 1 manor house, Lawkland Hall is as rich in history as it is in its stunning Elizabethan architectural detail.

It is hard not to be impressed by the many period features, including oak panelling, linen fold panelling in the dining room, exposed floor boards, decorative over mantles, architraves, staircase and studded doors. There are cross-leaded windows, some with seats, others with stained glass panes set in stone mullions, stone fireplaces including a bolection-moulded fireplace in the principal bedroom and study, flagged floors and a stone door arch.

Over the front door is a decorative stone moulding with the Ingleby coat of arms. Above the fireplace in the dining room sits an inset engraved stone with the initials J N A and Amicus Certus beneath a coat of arms. Above the door into the dining room, set in the stone surround, is an inscription I A:M 1679 the initials of Arthur Ingleby and his wife.

Worthy of particular note, Bedroom 8, known as The Chapel has a concealed 'priest hole', retained as a feature with a glass floor. The tower housing the original spiral stone staircase had the gazebo added in 1758 with windows to each elevation providing far-reaching views.

More recently, a 'Roman' or sunken bath was installed, believed to be a copy of one admired by Mrs Ambler in the Hotel Danieli in Venice.

Delightful, landscaped south facing gardens, grounds and woodland surround Lawkland Hall. Many of the principal rooms enjoy splendid views. The drawing room and sitting room have direct access into the garden.

The current owners completed significant and extensive works on the west wall of Lawkland Hall in 2021 and 2022. The west wing was completely reroofed at the same time.

Further information is available from the selling agents.





## ACCOMMODATION

### Ground floor

A central path with lawns either side leads to the front door, opening into the hall with flagged floor and concealed drinks cupboard.

The drawing room has an Adam style fireplace, marble hearth and open fire. Oak steps lead up to a glazed door opening onto the garden.

Accessed off the hall are the study with a bolection-moulded fireplace with open fire and a cloakroom with built-in cupboards and fitted bookshelves.

A stone spiral staircase leads down to the cellar.

The dining room has a large open fireplace and decorative linen fold panelling to picture rail height.







#### Ground floor - East Wing

The dining room leads into a large kitchen comprehensively fitted with modern base units, a larder cupboard, four oven Aga with warming plate set into a tiled recess with substantial stone mantle, integral appliances and Belfast sink. Tall mullion windows with a window seat and painted panelled walls.

A back hall leads to a pantry with fitted cupboards and sitting room/playroom. This is a welcoming and relaxed space with fitted bookshelves, fireplace and French windows leading out to a terrace with York stone flags.



Beyond the sitting room is a large boot room with fitted cupboards, Belfast sink and WC. This leads into a double height boiler room and fuel store.



A period oak staircase from the hall leads to:

#### **First floor - West Wing**

A large panelled landing leads to the principal bedroom suite comprising a generous bedroom 1 with fireplace and painted panelled walls, a dressing room/bedroom 6 and the bathroom with Roman bath, marble floor and decorative tiled walls.

Bedroom 2 with oak fireplace having an ornate over mantle and built in cupboards to either side and painted panelled walls.

#### **First floor - East Wing**

Bedroom 3 with fireplace.

An inner lobby provides access to the rear staircase, a three piece bathroom and to the 'Nursery Wing', which has three bedrooms as well as a four piece bathroom. Bedroom 4 has a wash basin, built in wardrobes and window seat.

#### **Second floor - West Wing**

There are two further bedrooms; bedroom 8 known as the Chapel and once used as a Chapel. Bedroom 9, known as the Boudoir, a charming room with window seat, panelled walls and fireplace.

The stone spiral staircase runs from the cellar up to the second floor, where a short flight of steep stone steps, leads to the gazebo.





# Lawkland Hall, Lawkland, LA2 8AT

Approximate Gross Internal Area (Including Boiler Room / Gazebo)  
823.0 sq m / 8868 sq ft



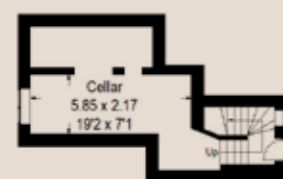
Ground Floor



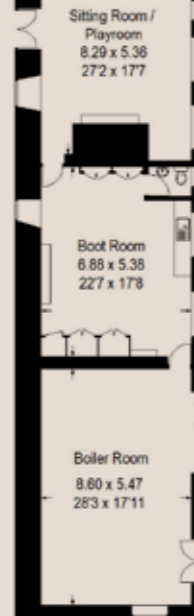
First Floor



Second Floor



Lower Ground Floor



Boiler Room



Gazebo





## GARDENS AND GROUNDS

The beautiful gardens and grounds are a particular feature of this exceptional property. Carefully improved by the present owners, they take full advantage of the wonderful setting that the hall occupies. The gardens were featured in an article in Country Life in 2005.

The hall is approached from the highway through a gated entrance which leads to a gravel parking and turning area. Formal lawns, with a central stone flagged path, lead to the front door.

The wonderful gardens and grounds are principally to the south of the hall flanked by a high wall on two sides with the lake to the south. The central part of the garden comprises topiarised yews on the main lawn, leading to a wild flower meadow with an avenue of ornamental crab apple trees with intersecting paths running down to the lake. The tennis court is located to the south east.

On the west side of the garden, below the stone potting shed, are a variety of mixed borders either side of gravel and flagged paths. In addition, there is a green oak gazebo with heather thatched roof.

To the east side of the main lawn is a kitchen garden and greenhouse.

The overall layout and design of the gardens provide wonderful vistas and peaceful and secluded sitting and entertaining areas. There is a mixture of unusual trees and shrubs, including a 100 year old Tulip tree.





## OUTBUILDINGS

To the east of the hall is a row of traditional stone outbuildings comprising the 'hen house', store, tool shed, a garage, two kennels and a WC. In addition, there is a 'Shoot Room' with a kitchenette and a wood burning stove.

Situated to the west of the hall, is a traditional stone and slate barn providing a double garage and a workshop with inspection pit.

Within the garden stands a stone and slate two-storey potting shed.



## COTTAGES

1 & 2 Lawkland Hall Cottages are a pair of three bedroom semi-detached properties, situated within the grounds of Lawkland Hall, close to the entrance gates. The properties are let on Assured Shorthold Tenancy (AST) agreements.

## Lawkland Hall Cottages, Lawkland, LA2 8AT

Approximate Gross Internal Area  
 Cottage 1 = 138.4 sq m / 1490 sq ft  
 Cottage 2 = 117.0 sq m / 1259 sq ft  
 Total = 255.4 sq m / 2749 sq ft



Cottage 1 - First Floor

Cottage 2 - First Floor



Cottage 1 - Ground Floor

Cottage 2 - Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
 FloorplansUsketch.com © 2023 (ID956925)





## LOT 2: LAWKLAND HALL FARM

About 459 acres

Lawkland Hall Farm extends to approximately 436 acres of meadow and pasture, in a ring fence, with a land classification of Grade 3 and 4. The farmhouse and farm buildings are located in the northern half of the estate whilst the land stretches around Lawkland Hall (Lot 1) and Lawkland Hall Wood (Lot 3) on all sides.

The remaining land in Lot 2 is a mixture of in hand woodland and some peatland on the western boundary.

The farmhouse is a detached stone built four bedroom property, with adjoining barn and adjacent buildings. A short distance away, there is a range of farm buildings housing the dairy herd, milking parlour, silo and slurry store. In addition, there is a Grade II Listed stone barn.

Lawkland Hall Farm is let on a 30 year Farm Business Tenancy (FBT), expiring on the 31st March 2048. The present rent is £40,000 per annum. The maintenance and repair liabilities are set out in the tenancy agreement, a copy of which is available from the selling agents.

The tenants currently stock the farm with dairy cows and sheep.

The tenant is currently in the process of completing extensive improvements including a network of internal cow tracks, borehole and water supply pipes.





## LOT 3: LAWKLAND HALL WOOD

About 79 acres

Lawkland Hall Wood is one block of multi aged mixed conifers and broadleaves, totalling approximately 78.7 acres. Bluebells which carpet the whole wood are a magnificent sight in spring.

All woodland on the estate is subject to a 10 year woodland management plan, which expires in 2024. A copy is available from the selling agent.

In addition, there is a detached stone barn, called Stalpes Barn, which is located on the track to Lawkland Hall Wood.

Access to Lawkland Hall Wood is along a Byway in Lawkland Green, adjoining the east side of the wood.



## SPORTING

If the estate is sold in lots, the sporting rights over Lawkland Hall Farm (Lot 2) will be sold with Lawkland Hall Wood (Lot 3), unless otherwise agreed.

The rolling landscape and varied topography is taken full advantage of to provide an exciting shoot. The ancient woodland and game crops make an ideal combination for presenting high quality birds.

There are five drives out of small woods and game crops, which provide very sporting birds, with the potential for one more. In the main wood, there are further drives.

Lawkland Moss, on the western boundary, is an excellent habitat for snipe and wildfowl. It is normally shot a couple of times a year on rough days with a small party of guns.

There is a flight pond on the Moss, let to the 1st February 2024.

There are a number of roe deer on the estate which have been carefully controlled by the current stalking tenant. The stalking rights are let to the 1st February 2024.

Overall, the property makes an excellent, albeit small sporting estate.







## GENERAL REMARKS AND STIPULATIONS

### Tenure, occupation & EPCs

Property	Tenure	Annual income	EPC
Lawkland Hall	Vacant Possession	RHI income circa £17,500	N/A
1 Lawkland Hall Cottage	Assured Shorthold Tenancy (AST)	£11,400	D
2 Lawkland Hall Cottage	Assured Shorthold Tenancy (AST)	£9,060	D
Lawkland Hall Farm	Farm Business Tenancy (FBT) expiring on the 31st March 2048	£40,000	F
Sporting Licences	Licences which expire on the 1st February 2024.	£1,250	
Wayleaves		£134	
	<b>TOTAL</b>	<b>£79,344</b>	

### Services and Council Tax

Property	Heating	Water	Drainage	Electric	Broadband	Council Tax
Lawkland Hall	Biomass Boiler	Mains	Private	Mains	B4RN	H
1 Lawkland Hall Cottage	Biomass Boiler	Mains	Private	Mains	B4RN	D
2 Lawkland Hall Cottage	Biomass Boiler	Mains	Private	Mains	B4RN	C
Lawkland Hall Farm	Oil Fired Central Heating	Mains	Private	Mains	B4RN	E





#### **Local Authority**

North Yorkshire Council, 1 Belle Vue Square, Skipton, North Yorkshire, BD23 1FJ

#### **Renewable Heat Incentive**

The owners of Lawkland Hall benefit from support payments for eligible heat under the non-domestic renewable heat incentive scheme (until 2034). The biomass boilers housed in Lawkland Hall provide heating and hot water for the cottages through a district heating scheme. Further information is available from the selling agents.

#### **Broadband**

The house and cottages are connected to the B4RN (Broadband for Rural North) network, providing full fibre, high speed internet access.

#### **Listings**

Lawkland Hall and Garden Walls – Grade I  
Bank Barn – Grade II (forming part of Lawkland Hall Farm)

#### **Rights of Way, easements and Wayleaves**

The Estate is offered for sale subject to and with the benefit of all existing wayleaves, easements and rights of way, public or private whether specifically mentioned or not. Public footpaths and bridleways cross part of the farmland however do not pass through the curtilage of Lawkland Hall. If the estate is sold in lots, there may be a requirement to reserve rights of way across one lot in favour of another. More information is available from the vendor's agents.

#### **Sporting and Mineral Rights**

The sporting and mineral rights are included in the sale.

#### **Solicitor**

Oglethorpe, Sturton & Gillibrand.  
16 Castle Park, Lancaster, LA1 1YG.

#### **Viewing**

Strictly by appointment through the selling agents:

Davis & Bowring (Tel: 015242 74445)

Strutt & Parker (Tel: 020 7318 5166)

#### **Health & Safety**

Given the potential hazards of a rural estate, we would ask you to be as vigilant as possible when inspecting the property. We advise that all viewers bring sensible footwear and clothing to view the property and grounds.

#### **Fixtures and Fittings**

Those items expressly mentioned in writing in these sales particulars are included in the freehold sale. All other fixtures, fittings and furnishings, garden ornaments and furnishings are expressly excluded. Certain items may be available by separate negotiation. Further information should be obtained from the selling agents.

#### **Chattels and Contents**

Some items of furniture, curtains and carpets may be available by separate negotiation.

#### **Data Room**

Further detailed information on specific elements of Lawkland Hall Estate will be available online to those who have viewed.

IMPORTANT Davis & Bowring and Strutt & Parker, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, photographs, measurements, areas, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Davis & Bowring or Strutt & Parker, has any authority to make or give any representation or warranty whatever in relation to this property nor have we carried out a detailed survey or tested the services, appliances or fittings in the property; (iv) all viewings are carried out at the sole risk of the viewer and neither the selling agent nor the vendor takes responsibility for any part of the property.







