



## West Bank Hall West Bank

Carlton, DN14 9PZ

**Offers In The Region Of £850,000**



Offers are invited for OIRO £850,000 for the Hall exclusively or OIRO £1,150,000 to include the parkland. West Bank Hall is utterly remarkable, not least for being a substantial country house, but also for the two bedroom annexe - an ideal rental income or cross-generational living space. In addition there is c23 acres of permanent pasture grazing land: includes barn, track and road in from Hirst Road and a most glorious pond with fish and water lilies.





Further property Info:

Main House: 'West Bank Hall'

Side Entrance, Boot Room/WC, Reception Room, Drawing room, Day Room/Dining Room, Breakfast Kitchen, Sweeping Staircase to the first floor.

FIVE bedrooms, dressing room and two bathrooms.

Annexe

Sitting Room, Kitchen, x2 bedrooms and Bathroom. Ideal for cross-generational living, extra income 'Holiday Let' or separate rental.

Under cover area - ideal for entertaining!

Outside:

Glorious gardens and grounds with mature specimen trees, an abundance of spring bulbs, double entry driveway and workshop/garage.  
Plus - c23 acres of permanent pasture grazing land: includes barn, track and road in from Hirst Road and a most glorious pond with fish and water lilies.

Many period and original features!

Tenure: Freehold

Council Tax for the Annexe - Band A - North Yorkshire Council

Council Tax for West Bank Hall - Band F - North Yorkshire Council

History

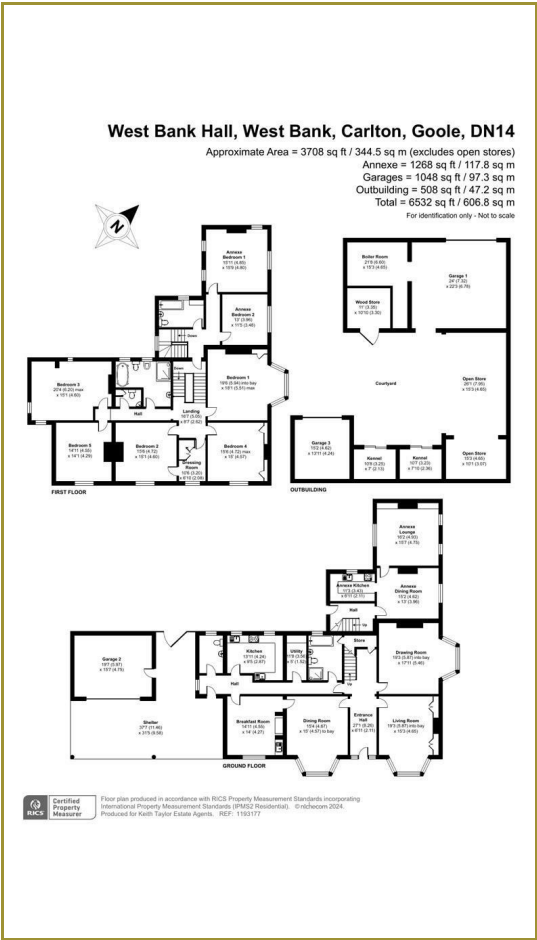
In 1936 the grand Victorian West Bank Hall, with its farm and original 300 acres of land, was sold by local squire Charles Weddell to the historic Land Settlement Association: this innovative socio-economic scheme established the West Bank locality as a centre for market gardening. In the 1980s West Bank reverted to private ownership, the Hall housing an independent school at one stage, before returning to being a private home. West Bank Hall stands as a central landmark of this rural enclave.

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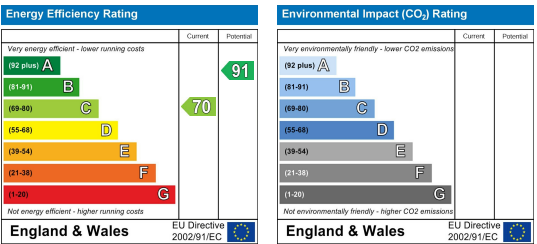
Area Map



Floor Plans



Energy Efficiency Graph



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