

# SIGGLESTHORNE HALL

Sigglesthorne, East Riding of Yorkshire



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**One of the outstanding country houses in the East Riding of Yorkshire**

Hornsea/beach 4 miles • Beverley 9 miles • Hull 12 miles • York 38 miles

**Hall:** Vestibule • staircase hall • cloakroom • separate wc • boot room • 4 reception rooms • study • kitchen and breakfast room • utility room • cellars • principal bedroom with en suite bathroom • 7 further bedrooms • 3 further bathrooms (1 en suite)

**Cottage:** kitchen/dining room • sitting room • 2 bedrooms • bathroom

Coach house with first floor studio • garaging • 2 stores • loose box

2 potting sheds • greenhouse • 3 stables • Dutch barn • gardener's wc

Pool house with amenities and plant room

Gardens and grounds with summer house and tennis court

Circa 7 acres in all

11-acre paddock available by separate negotiation

For Sale Freehold

**Blenkin  
& Co**

ESTABLISHED 1992

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# Sigglesthorne Hall, Rise Road, Sigglesthorne, East Riding of Yorkshire HU11 5QH

## Approximate Gross Internal Floor Area

Hall: 7,476 SQ FT / 694.5 SQ M

Cottage: 1,088 SQ FT / 101.1 SQ M

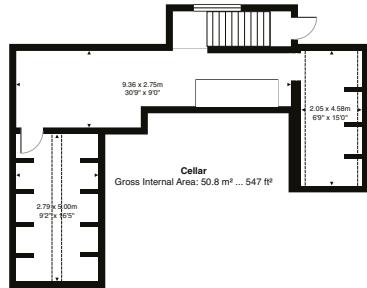
Coach House: 1,978 SQ FT / 183.8 SQ M

Pool/Stables/Greenhouse: 2,608 SQ FT / 242.3 SQ M

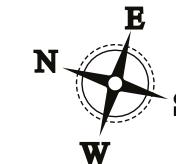
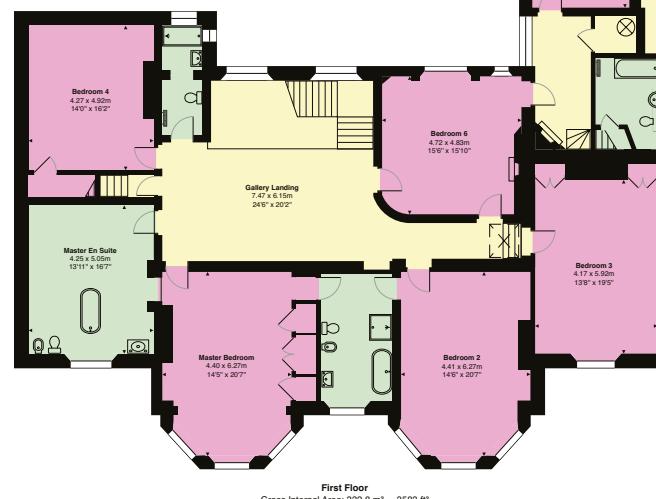
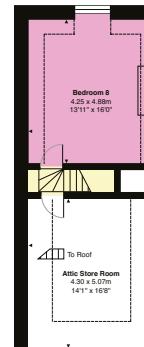
Barn & Potting Shed: 613 SQ FT / 57 SQ M

Summerhouse: 175 SQ FT / 16.2 SQ M

Total: 13,998 SQ FT / 1,300.5 SQ M



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



City

Country

Coast

Sigglesthorne Hall is a fine Regency country house dating from between 1790 and 1820, and constructed of brick with stone dressings and a slate roof behind a parapet. It offers stylish and up-to-date interiors that embrace the architectural integrity of the building, showcasing an array of original features, all beautifully restored. This distinguished and substantial property comes with a cottage, a pool house, a tennis court with summer house, a range of fine outbuildings including stables and landscaped gardens. It sits quietly on the edge of an attractive rural village, four miles inland from the Holderness Coast, nine miles from Beverley with good access to the cities of York and Hull.

- Georgian/Regency country-house-in-a-village with 18 acres
- Grade II listed and in a Conservation Area
- House of nearly 7500 sq ft arranged over 3 floors
- Attached 2-storey cottage of more than 1000 sq ft
- Significant range of outbuildings including stables and yard
- Pool house with walled garden, tennis court with summer house
- Pool house with walled garden, tennis court with summer house
- Edge of village bordering open countryside
- Very private, not overlooked
- 15-minute drive to Beverley, 30 minutes to Hull
- Featured in Country Life magazine 2025



**Tenure:** Freehold

**EPC Rating:** Grade II listed

**Council Tax Band:** House G, Cottage A (with 50% annexe discount)

**Services & Systems:** All mains services. Private drainage. Gas central heating. Gas Aga. 3 boilers (house, cottage, pool), 3-phase electricity. Monitored burglar & fire alarm. High speed fibre broadband to the premises.

**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 Council [www.eastriding.gov.uk](http://www.eastriding.gov.uk) Conservation Area

#### **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.





Sigglesthorne Hall dates from the early nineteenth century and was enlarged some thirty years later adding canted bays that rise the full height of the house on the west facing elevation. A number of internal fittings predate the original building having been taken from Winestead Hall, demolished in 1936. The most notable of these is the fabulous hand carved wooden overmantel in the style of Grinling Gibbon and the delightful Adams-style fireplaces. The entire property has been comprehensively updated and refurbished in recent years, its interiors enduringly sympathetic to the property's age and history. All principal rooms offer grandeur on a manageable scale.

Remarkable period detailing is revealed on the ground floor where the standard is set by the grand entrance. A handsome Ionic columned porch is framed by stone friezes and arches forming shelved niches either side of a panelled front door which opens into a reception hall. Rising double height, this outstanding room is illuminated by tall windows on the half landing and showcases a wealth of fine architectural features including an open string staircase with highly decorative wrought iron spindles. The hall and principal reception rooms are adorned with elegant architectural features including Adams-style fireplaces, opulent doorcases, panelled doors with chrome door furniture, Ionic pilasters topped by pediments with ornate mouldings, cornicing and ceiling roses, deep skirting, stone flagged floors and 12- and 16-pane shuttered sash windows.



The kitchen is handmade in solid wood and has integrated appliances, granite work surfaces, an island unit, gas-fired Aga and a Butler sink situated below a large south facing window. Through an open archway lies the breakfast room, providing ample space for a family-sized dining table. It comes with wall-to-wall fitted storage cupboards and drawers and a cast iron grate within a marble fire surround and is situated to enjoy morning sunshine.

A study with west facing light has been fitted with bespoke cabinetry and comes with illuminated alcoves and an electric fire. What was once the footman's office now provides a cloakroom, wc and boot room with access to the enclosed courtyard with dog shelter, at the rear of the house.

The staircase rises to an impressive galleried landing on the first floor which is currently arranged as six large double bedrooms and four bathrooms. The principal bedroom suite with its deep bay window has built-in wardrobes concealed in the wall and a palatial bathroom. Two further staircases rise separately to additional bedrooms, one with a landing giving access to an attic storage room. The two upper floors combine to offer versatile accommodation extending to nearly 4,300 sq ft.

## Cottage

The self-contained, two-storey cottage is attached to the main house with a secure door connecting on the first floor. It is entirely independent and forms the southern wing to the main house, enjoying south, east and west aspects. Recently renovated to a very high standard, the kitchen/dining room includes a stylish fitted kitchen with an island unit and wonderful view across the lawned grounds. There is ample space for a large dining table and adjacent lies a sitting room with a gas-fired coal effect stove. Beneath a concealed hatch is a brick-vaulted cellar. A steep staircase rises to the first floor where two double bedrooms are served by a house bathroom.





## Outside

The gardens, grounds and outbuildings wrap around the house with the formal gardens on three sides and extending to seven acres.

Electric iron gates within tall brick pillars open to a drive flanked on both sides by mature trees that entirely conceal the house from public view. The winding gravelled drive arrives at a large turning circle in front of the house and continues to the range of outbuildings that predominantly lie to the north and east.

The sweeping parkland lawns are punctuated with a variety of specimen trees such as oak, chestnut, beech, yew and cedar and including a magnificent leaf fern beech tree. There are herbaceous borders, two rose gardens, yew hedging providing structure. The stone flagged terrace abutting the house echoes the shape of the canted bays providing an expansive area for al fresco dining outside the dining room. A delightful, historic summer house presides over a tennis court, the landscaping following the lie of the land with a flight of stone steps descending. Within an area of woodland is a large wildlife pond. The whole is bounded by mature hedging and fencing.

## Outbuildings

The two-storey coach house and connected outbuildings are contemporaneous to the Hall and attached at the rear to neighbouring, 'Home Farm'. It currently offers garaging and stores with a loose box at the farthest end and has 3-phase electricity, power and light and is alarmed. The building extends to nearly 2000 sq ft and lends itself to conversion to business/commercial premises.

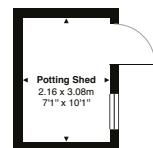
The summer house is constructed of timber on brick with a concave cedar shingle roof, six large windows and double doors opening south to the terrace and tennis court. It has electric power.

The outbuilding situated towards the head of the drive holds three stables, a red cedar greenhouse with potting shed and the pool house. The pool house faces south onto the walled garden through five arched windows each with French doors and fanlights. The heated pool is accompanied by a changing room with separate wc, a kitchenette and plant room.

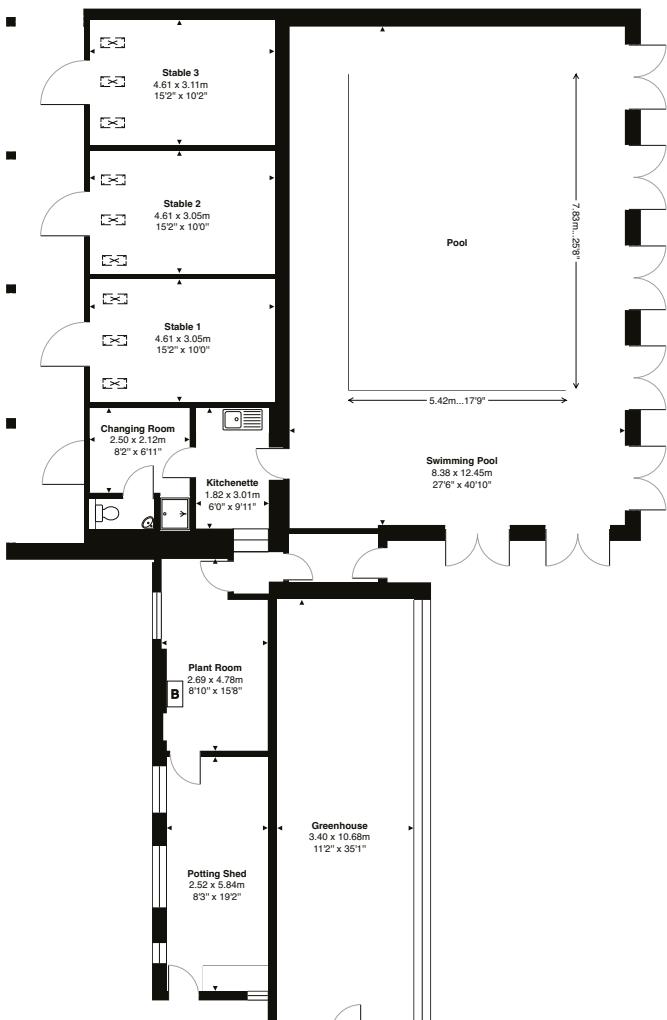




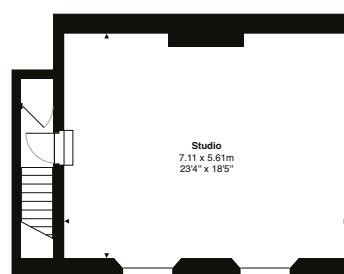
**Barn**  
Gross Internal Area: 50.3 m<sup>2</sup> ... 541 ft<sup>2</sup>



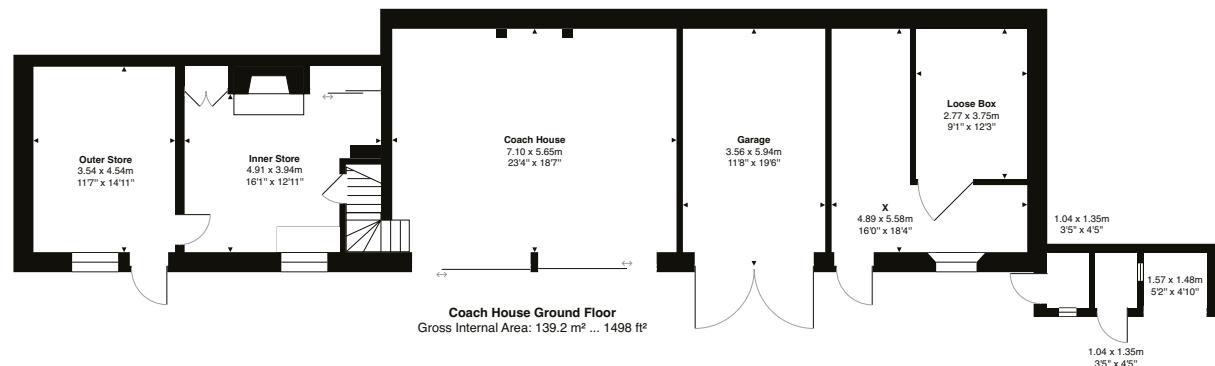
**Potting Shed**  
Gross Internal Area: 6.7 m<sup>2</sup> ... 72 ft<sup>2</sup>



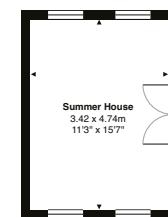
**Pool, Stables and Greenhouse**  
Gross Internal Area: 242.3 m<sup>2</sup> ... 2608 ft<sup>2</sup>



**Coach House First Floor**  
Gross Internal Area: 44.6 m<sup>2</sup> ... 480 ft<sup>2</sup>



**Coach House Ground Floor**  
Gross Internal Area: 139.2 m<sup>2</sup> ... 1498 ft<sup>2</sup>



**Summer House**  
Gross Internal Area: 16.2 m<sup>2</sup> ... 175 ft<sup>2</sup>



Outside is the lofty mellow brick wall adorned with colourful climbers, providing a natural suntrap; a pink magnolia takes centre stage on the lawn.

The open Dutch barn has four bays and could be developed into a car port; alongside is an open store.







## Environs

Sigglesthorne is a pretty village with a primary school, historic twelfth century church and garden centre. It lies some four miles inland from the seaside town of Hornsea which is known for its promenade and sandy beach as well as its freshwater lake, the largest in Yorkshire. The much-loved market town of Beverley, the county town of East Yorkshire has cobbled lanes, a fifteenth century gatehouse, a medieval Minster, a racecourse, a thriving market and a range of shops, café-bars and restaurants including national brands and independent traders. Its railway station provides a service to London Kings Cross in around three hours. Hull can be reached in half an hour and York in one hour.



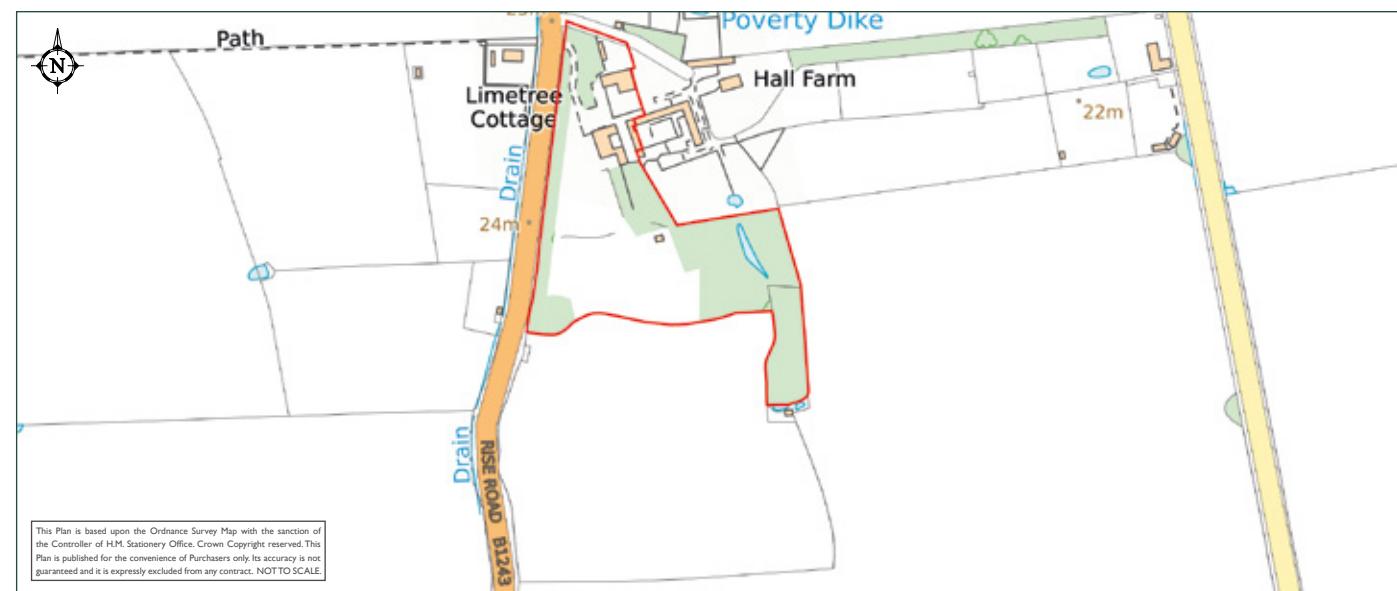
## Directions

The drive can be found on Rise Road, on the right hand side heading south out of the village.

**What3words:** Drive //available.zoom.slicing, Hall //sling. improve.adventure

## Viewing

Strictly by appointment.



**Blenkin**  
& Co

ESTABLISHED 1992



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