

Lilling, York

£1,600,000

Stephensons
estate agents & chartered surveyors

Lilling,
York YO60 6RP

Est. 1871

£1,600,000

An elegant country house set in 7.25 acres in a pretty village less than 7 miles north of York. Offering 5,956 sq ft of accommodation, this remarkable home features a versatile outbuilding, floodlit all weather tennis court and glorious grounds with breathtaking views across the Vale of York. A superb opportunity for those seeking space, privacy and rural living.

Originally built in 1949 and sympathetically upgraded, extended and enhanced by our clients during their ownership since 1985, this wonderful rural retreat occupies a beautiful setting amidst the rolling countryside of the Howardian Hills, while enjoying excellent connectivity to York city centre and a selection of highly regarded independent schools.

The house sits within approximately 4.33 acres of gardens and grounds and comes with the opportunities to restore or repurpose an indoor heated swimming pool, re-imagine a 830 sq ft (77.11 sq m) outbuilding as well as enjoying the benefits of an adjoining 2.92 acre field with potential for smallholding, equestrian or other rural pursuits.

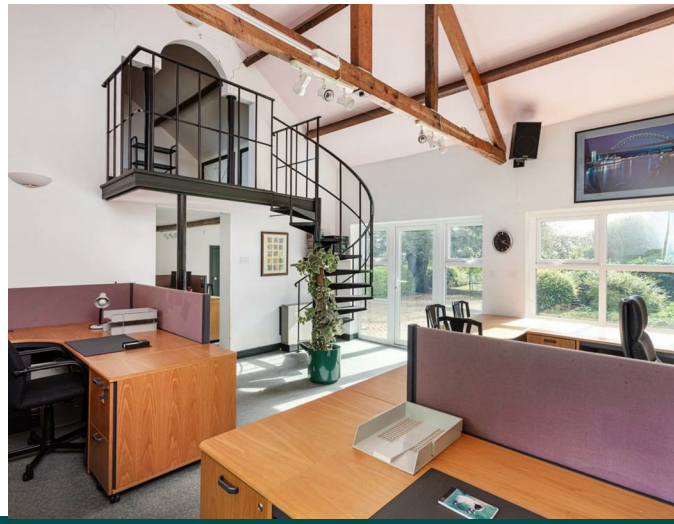
A spacious reception hall, entered through the original arched top oak door, immediately establishes the character of this impressive home with its elegant staircase, cloakroom/WC and 2 particularly useful coat, boot and shoe cupboards.

Oak doors lead off into a dual aspect study and a formal sitting room centred around an open fireplace. From here, the accommodation flows naturally into the spectacular open plan dining kitchen and living room, creating approximately 675 sq ft (62.7 sq m) of beautifully proportioned space designed equally for relaxed family life and entertaining.

Extending to some 35'7" (10.85m) in length, this exceptional room is wonderfully light, with 2 sets of wide sliding doors framing far reaching







Tenure: Freehold
Services/Utilities: Mains electricity & water are understood to be connected with sewerage by way of a private septic tank
Broadband: Up to 1000 Mbps* download speed
EPC Rating: D - 55
Council Tax: G - North Yorkshire Council
Current Planning Permission: No current valid planning permissions

*Download speeds vary by broadband providers so please check with them before purchasing.











southerly views across the landscaped grounds and Vale of York beyond. The beautifully appointed kitchen, designed by Chapel Kitchens of Nun Monkton, features extensive granite work surfaces, generous cabinetry including a pull out larder unit and a substantial granite topped central island incorporating a dining bar.

An oil fired Aga and a range of integrated appliances complete the kitchen, while a spacious utility room, boot room and second cloakroom/WC provide excellent practical support while a rear hall connects directly to the attached double garage and both the front and rear gardens.

One of the property's most remarkable features is the impressive 1,400 sq ft (130 sq m) leisure area, accessed directly from the main reception hall. With its dramatic vaulted ceiling, dedicated gym area and swimming pool measuring approximately 36'0" x 14'10", with a depth of 6'2", make this is a truly exceptional space. A changing room and shower add to its convenience.

It should be noted that the original pool plant and independent heating system is no longer working and now in need of replacement. Alternatively, subject to the necessary consents, this space could be adapted to provide additional accommodation or an independent annex.

The first floor landing leads off into 2 outstanding principal and guest bedroom suites, each extending to approximately 24' (7.3m) in length and both benefitting from fitted wardrobes, en-suite shower rooms and south facing walk on balconies boasting breathtaking panoramic views across the rear gardens and the Vale of York.

Two further double bedrooms and a family bathroom occupy the remainder of the first floor, the latter retaining its original 1996 cream-coloured suite while the second floor provides a fifth double bedroom with a high vaulted ceiling, exposed beams and further fine views.

Further features include oil fired central heating and double glazing throughout.

Outside, the property is approached via a dual access semi circular driveway, providing generous parking and leading to the attached double garage.

A particularly intriguing feature of the grounds is the detached outbuilding, believed to have once been a 19th century hostelry but most recently used as a surprisingly spacious business suite. Extending to approximately 830 sq ft (77.11 sq m)), it provides a versatile arrangement of accommodation incorporating a large mezzanine and offers considerable scope for sensitive re-purposing. Subject to the necessary consents, the possibilities include a holiday cottage, annex, studio or workshop.











The formal gardens and grounds extend to approximately 4.32 acres and have been lovingly landscaped to create a series of distinct and highly attractive outdoor spaces. Paved seating terraces and idyllic garden areas lead onto sweeping lawns, while productive vegetable beds and a wildlife pond add to the informal character of the grounds. A timber built garden store and floodlit all weather tennis court further enhance the facilities.

Throughout the gardens, the elevated position affords breathtaking, uninterrupted views across the surrounding countryside and Vale of York, creating a wonderful sense of space and tranquillity.
In addition to the formal gardens, the property benefits from an adjoining 2.92 acre field with its own independent gated access and currently used for grazing rare breed sheep.

Taken as a whole, the property offers an unusually compelling combination of substantial family accommodation, exceptional leisure facilities, extensive private grounds and adjoining agricultural land, together with a range of opportunities for an incoming owner to further enhance and personalise this remarkable country home.

AGENTS NOTE
Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed

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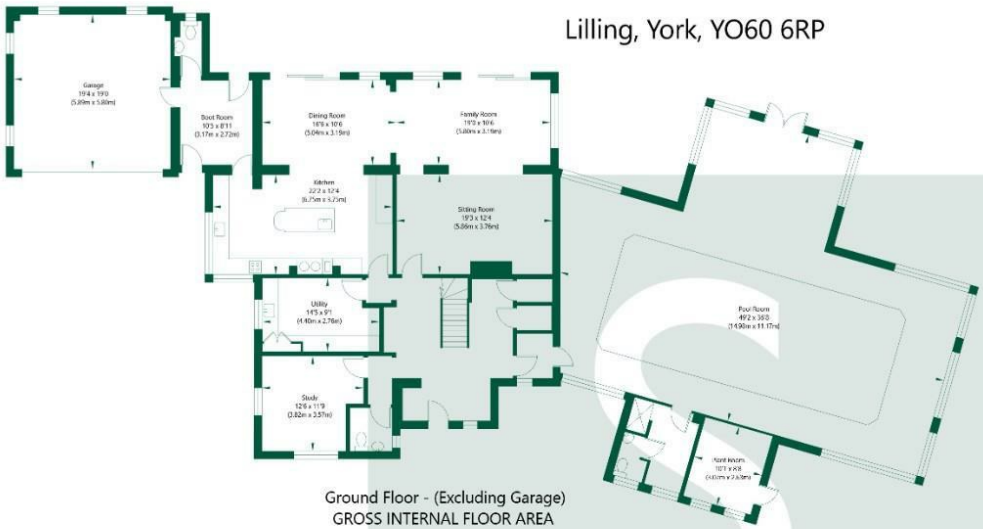
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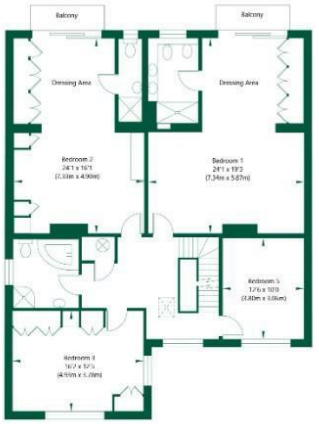
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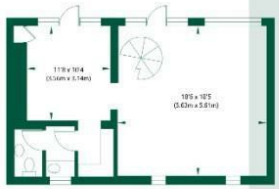
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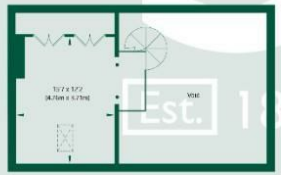
Ground Floor - (Excluding Garage)
GROSS INTERNAL FLOOR AREA
APPROX. 3320 SQ FT / 308.45 SQ M



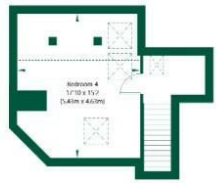
First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1472 SQ FT / 136.78 SQ M



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 577 SQ FT / 53.59 SQ M



First Floor - (Excluding Void)
GROSS INTERNAL FLOOR AREA
APPROX. 253 SQ FT / 23.52 SQ M



Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 334 SQ FT / 31.05 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA
Main House (Excluding Garage) - 5126 SQ FT / 476.28 SQ M
Total (Excluding Garage) - 5956 SQ FT / 553.39 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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