



BRIGHTON HALL

Brighton, North Yorkshire

BRIGHTON HALL

Impressive country house sitting in 1.2 acres and enjoying a rural position at the edge of the village

*Bubwith 2 miles • Howden 5 miles • M62 6 miles • Selby 10 miles
York and Pocklington 16 miles • Humberside Airport 38 miles
Leeds Airport 45 miles*

Entrance and staircase hall • 3 reception rooms • garden room • study • cinema room • kitchen breakfast room • utility room

Principal bedroom suite with bathroom • 5 further bedrooms (2 with en suite bathrooms) • house bathroom • attics/stores

Large 3-bay garage block with games room above

Garden and grounds

In all 1.2 acres

For Sale Freehold

Blenkin
& Co

ESTABLISHED 1992

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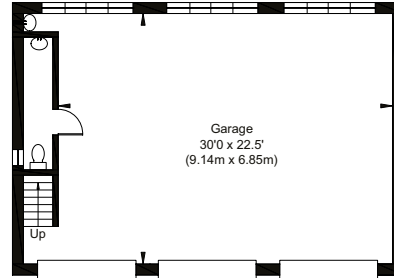
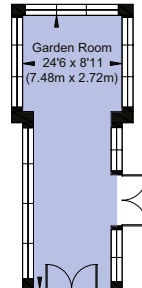
Brighton Hall, Brighton, North Yorkshire YO8 6DH

Approximate Gross Internal Floor Area

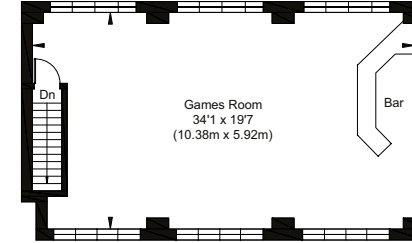
6885.78 SQ FT / 639.71 SQ M

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

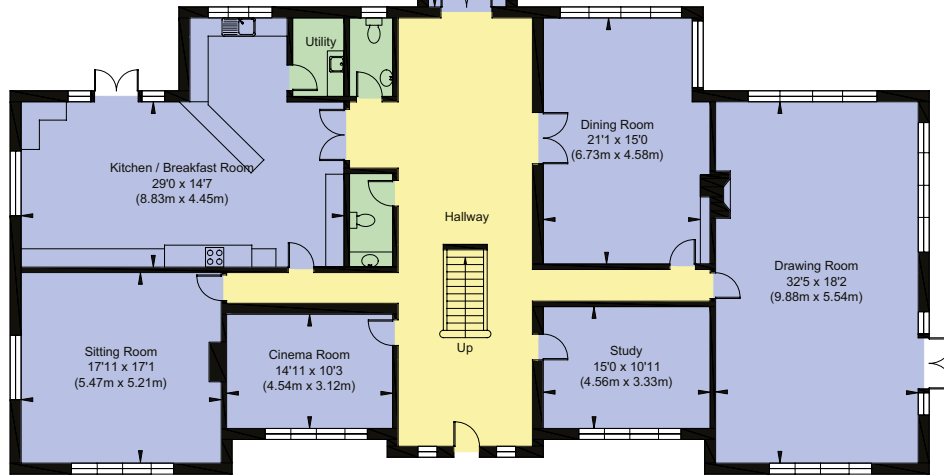
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	55	57
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



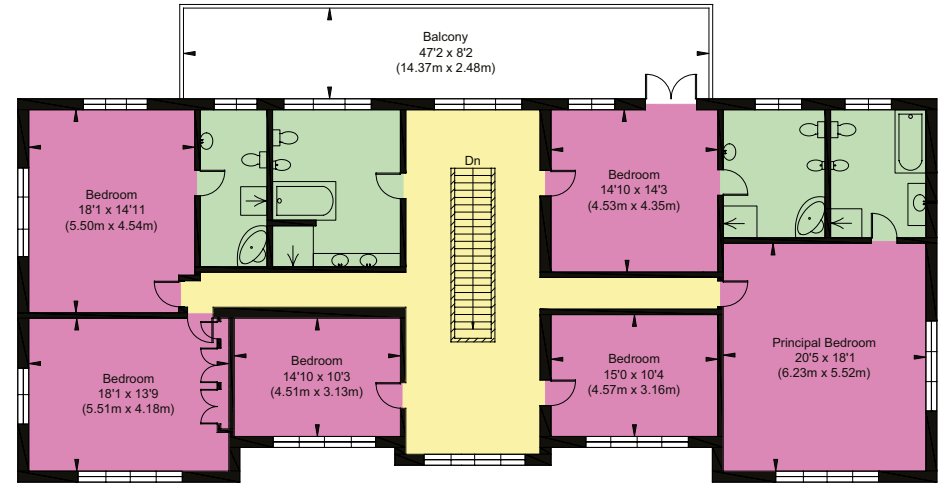
Garage Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 743.79 SQ FT / 69.10 SQ M



Garage First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 668.11 SQ FT / 62.07 SQ M



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 3023.58 SQ FT / 280.90 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 2450.30 SQ FT / 227.64 SQ M

City

Country

Coast



Brighton Hall is an impressive country house built on a grand scale and situated at the farthest edge of the village bordering open countryside. Designed as a hunting lodge and influenced by seventeenth century architecture it was constructed circa 1985 of hand-clamped bricks with three gables and features elegant chimney stacks and tall stone mullion windows.

This is a substantial family house offering versatile accommodation that includes extensive reception rooms filled with natural light, creating superb spaces for relaxing, dining and entertaining. Set behind secure electric gates, the property also benefits from extensive garaging,

beautifully landscaped gardens and generous grounds.

- Modern country house in gardens and grounds of 1.2 acres
- Approximately 6100 sq ft of internal accommodation
- Extensive, landscaped gardens and grounds
- Fine views across surrounding countryside
- Secure gated entrance with generous parking and turning area
- Detached 3-bay garage block with games room above
- Desirable East Yorkshire village location with accessible amenities and public house
- Conveniently positioned for York, Leeds and motorway network



Tenure: Freehold

EPC Rating: E

Services and System: Mains electricity and water. LPG gas for central heating and hot water - 2 Worcester Bosch boilers. Private drainage. CCTV.

Fixtures & Fittings: All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Local Authority: East Riding of Yorkshire www.eastriding.gov.uk

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.





Designed in a traditional architectural style with a strong emphasis on symmetry and proportion, Brighton Hall presents a classic double-fronted façade centred around an elegant entrance doorway.

The quality of craftsmanship is evident throughout, with bespoke mahogany joinery incorporating solid-panelled doors, substantial architraves, decorative doorcases, tall skirting boards and a striking staircase. Exposed brickwork lends character, while bespoke fitted furniture provides excellent storage. Ornate cornicing and ceiling roses feature throughout, each room benefiting from a cohesive yet unique design.

A magnificent galleried reception hall forms the heart of the home, with a central staircase rising to the first floor and providing access to all principal rooms. Two cloakrooms are located off the hallway.

Part-glazed double doors open into the impressive L-shaped kitchen and breakfast room, a generous family space with French doors opening to the gardens. The country-style kitchen is fitted with quartz worktops, a breakfast bar, integrated appliances and a ceramic sink, while an adjoining utility room includes a traditional Butler sink.

The principal reception rooms are equally impressive. The triple-aspect drawing room enjoys far-reaching views across the surrounding countryside and centres around a magnificent stone fireplace with cast-iron grate and 18th-century firebricks. A double-aspect sitting room features a further handsome stone fireplace, while the formal dining room enjoys attractive garden views. An all-season garden room opens directly onto the terrace through French doors, creating a seamless connection between the house and gardens.



Further ground-floor accommodation includes a dedicated cinema room with blackout blinds and a study overlooking the gardens.

The galleried landing is flooded with natural light from dramatic floor-to-ceiling windows positioned on both the north and south elevations.

Six generously proportioned double bedrooms and four bathrooms are arranged around the central landing, with accommodation extending into east and west wings.

Occupying a particularly private position within the eastern wing, the principal suite enjoys delightful south- and east-facing views across the gardens and grounds and is served by an en suite bathroom.

Two further bedroom suites provide superb guest accommodation, one of which features French doors opening onto a generous first-floor balcony extending almost 48 feet along the rear elevation and finished with an elegant stone balustrade.

The luxurious family bathroom is fitted with Heritage sanitaryware and includes a whirlpool spa bath set beneath a mahogany-columned canopy, together with a shower and steam-room enclosure.





Above the garage, and accessed via an internal staircase, is a superb games and entertainment room extending to approximately 30 feet in length. Filled with natural light from six dormer windows to the north and south elevations, the space also incorporates an oak bar, making it ideal for entertaining.

Outside

Ornate electric wrought-iron gates open onto a wide block-paved driveway that runs alongside a substantial brick boundary wall before sweeping around to the rear of the property, where it meets the garage block and provides an extensive parking and courtyard turning area. Traditional lamp posts and discreet floodlighting illuminate the driveway, house and gardens.

The house is surrounded by lawns on three sides interspersed with a variety of mature and specimen trees, including beech, silver birch, clipped conifers and a striking monkey puzzle tree. The gardens are immensely private and set well back from the country lane.

To the rear, an expansive paved terrace bordered by a stone balustrade provides an exceptional setting for outdoor entertaining. A raised circular lily pond with water feature forms a central focal point, while a pergola and raised brick planting beds enhance the western edge of the terrace.





Environs

Brighton Hall occupies a peaceful setting on the edge of the village, adjoining open countryside and enjoying a highly accessible rural location.

Situated in the heart of East Yorkshire, Brighton lies between the river Derwent and the market town of Howden, offering convenient access to York, Selby and the wider region. The village forms part of the civil parish of Bubwith, which provides a range of everyday amenities including a convenience store, post office, delicatessen, primary school and sports and leisure facilities.

A private airfield and flying club are located less than a mile away, while the renowned The Oaks Golf Club & Spa is approximately three miles from the property.

Howden offers rail services to London King's Cross, together with a range of shops, amenities and the historic Howden Minster. The historic city of York, with its mainline railway station and highly regarded independent schools, lies approximately 16 miles to the north.

Brighton is particularly well positioned for access to the M62, M18 and M1, providing excellent connectivity to the national motorway network.

Directions

Brighton Hall lies at the far southeastern end of the village, the last house bordering open countryside.

What3words: ///remix.intensely.drawn

Viewing

Strictly by appointment.



ESTABLISHED 1992



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