

# DEIGHTON HALL

Deighton, York



## DEIGHTON HALL

**Outstanding detached Georgian residence close to York, undergoing a meticulous programme of renovation. It sits within approximately 1.5 acres of landscaped garden and paddock.**

*Escrick ½ mile • A64 4 miles • York 6 miles • A1(M) 16 miles  
Leeds 26 miles*

Entrance and staircase hall • 2 reception rooms • study/snug • kitchen/breakfast room • utility room • cloakroom/wc • boot room • lobby

Principal bedroom suite with dressing room and bathroom • 3 further bedrooms • 2 further bathrooms • storeroom

Double garage

Landscaped gardens • paddock

In all some 1.5 acres

For Sale Freehold

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ESTABLISHED 1992

Priestley House, 36 Bootham  
York, YO30 7BL

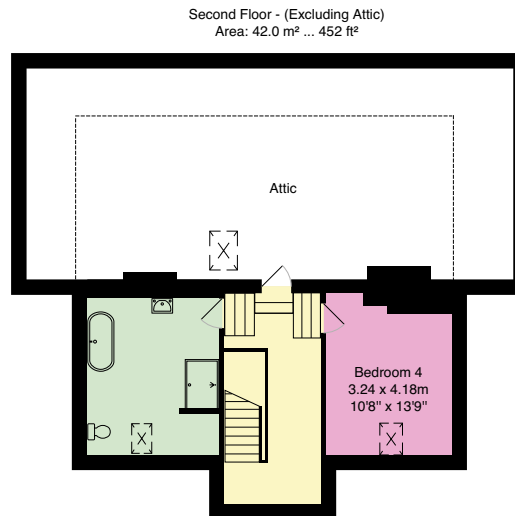
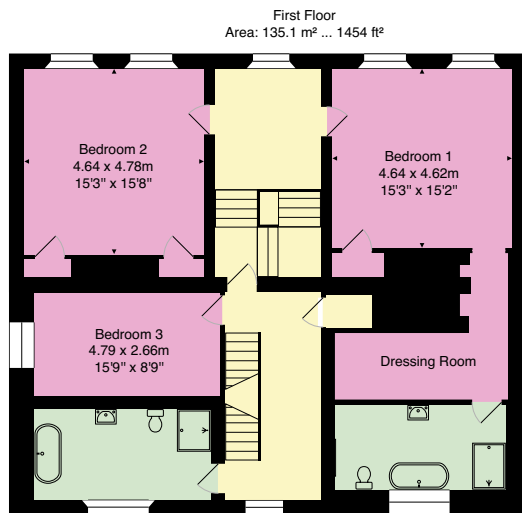
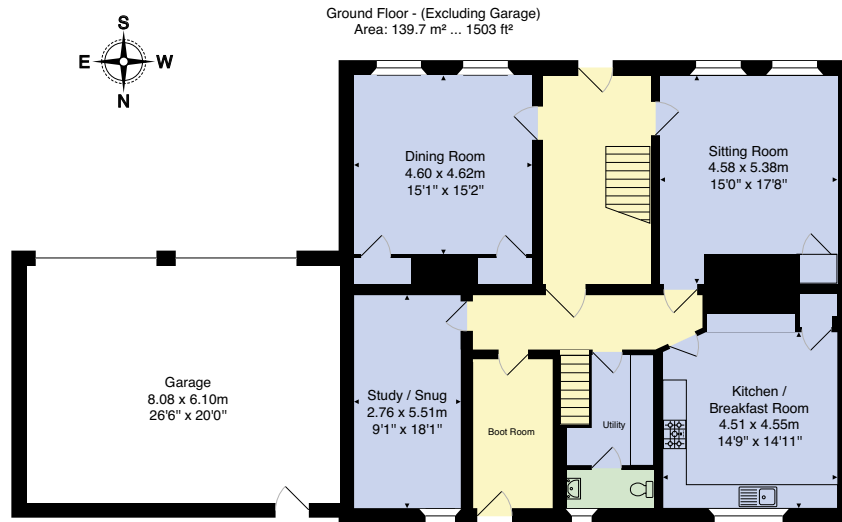
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# Deighton Hall, Naburn Lane, Deighton, York YO19 6HH

Approximate Gross Internal Floor Area  
 Main House 317 SQ M / 3409 SQ FT  
 Total (Excluding Attic) - 368 SQ M / 3965 SQ FT

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



City

Country

Coast



Deighton Hall is believed to date from the 18th century and is currently undergoing a comprehensive and skilful programme of renovation with works scheduled to be finished in July. This fine residence will make an outstanding family home, seamlessly combining historic character with refined contemporary finishes.

Deighton Hall enjoys a superb setting, surrounded by gardens on three sides and is set well back from a country lane along a private drive. Rural yet highly accessible, it lies a short drive south of York and is offered for sale with no onward chain.

- Grade II listed detached Georgian residence
- Extending to approximately 3400 sq ft
- Detached and set within 1½ acres of gardens and paddock
- Undergoing a comprehensive and high-quality restoration and renovation
- Listed grade II, retaining a wealth of period detail
- Landscaped gardens to 3 sides and a field to the front
- Half a mile from Escrick village amenities, including a gastro pub and restaurant
- Accessible to highly regarded state schools and approximately 6 miles from St Peter's and Bootham schools
- Rural setting within easy reach of York, Leeds, A1(M) and wider motorway network

The following describes the house with renovation works complete.

Deighton Hall is a handsome, symmetrical, double-fronted period house with nine evenly spaced south-facing windows overlooking its gardens and adjoining land. The original layout has been sensitively preserved and it retains both a principal staircase and a secondary rear staircase leading to what would historically have been the servants' quarters. Many fine period features have been restored, including a magnificent kitchen hearth, exposed beams and fireplaces. These sit alongside carefully considered new fixtures and fittings that complement the restored interiors and include traditional column radiators and wall panelling.

The house is well suited to modern family living, offering generous utility space, extensive storage, and a large top-floor attic storeroom. The kitchen/breakfast room forms the heart of the home, designed for both everyday living and entertaining, providing ample space for a family dining table.

It is fitted with underfloor heating and features a bespoke Neptune kitchen with Quartz worktops and Belfast sink positioned to enjoy the garden outlook. This is complemented by a large utility/laundry room with sink and a fully fitted boot room, all benefiting from underfloor heating.

The principal reception rooms are arranged either side of the central hallway and are both beautifully proportioned and rich in character. One features a fireplace with an impressive overmantel, while the other includes traditional fitted cupboards flanking an open fireplace. A study/snug is positioned quietly to the rear of the house, retaining some original features with historic meat hooks on the ceiling, and including underfloor heating.

A staircase with runner and rods rises to the first floor, passing a half landing filled with natural light from a tall sash window. There are three bedrooms on this floor. The principal suite benefits from two south-facing windows, a dressing room and a well-appointed bathroom with freestanding bath, walk-in shower, double vanity and with heated towel rails. Bedrooms 2 and 3 and both generous in scale and are served by a bright and spacious house bathroom with excellent natural light.

A secondary staircase rises to the top floor where there is a fourth bedroom, a double with generous ceiling height and a Velux window, alongside a spacious bathroom with freestanding bath, walk-in shower and vanity unit. Opposite is a highly versatile full-width store room.

## Outside

Electric gates at the head of a shared driveway provide access to three individual properties. A second set of gates opens to the private driveway of Deighton Hall, which is gravelled and sweeps across the front of the house providing a generous parking and turning area. It leads to a detached garage with traditional timber doors, power, lighting and an EV charging point.

The landscaped gardens and adjoining field wrap around three sides of the property. Boundaries are defined by estate fencing and laurel hedging to the west, with a mix of hedging and fencing elsewhere, beyond which lies open countryside.

## Environs

Deighton Hall lies just outside Deighton village and is approached from Naburn Lane, offering rapid access to York via the A19. A regular bus service also provides convenient links into York city centre.

Approximately half a mile to the north lies Escrick, with its village green and range of amenities including a primary school, doctors' surgery, gastro pub and Thai restaurant. Naburn Marina, with its waterfront café, is just over three miles away, as is Pool Bridge Farm, a popular open-water swimming and wellness destination.

The property sits within the catchment area for Fulford School, widely regarded as one of the leading state schools in the north of England. York's independent schools are also within easy reach.

York Designer Outlet is a short drive to the north, with the A64 and York bypass providing direct access to Leeds and the A1(M).

**Tenure:** Freehold

**EPC Rating:** Exempt as grade II listed

**Services & Systems:** Mains electricity, water, drainage. LPG central heating. Underfloor heating in part. Fibre optic broadband.

**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:**

North Yorkshire Council  
[www.northyorks.gov.uk](http://www.northyorks.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.

## Directions

From York, on the A19 drive past the Deighton turn-off and then turn right onto Naburn Lane. The drive to Deighton Hall is the first turning on the right.

**What3words:** ///chained.crest.adopters

## Viewing

Strictly by appointment.



**Important notice** 1. No description or information given about the property or its value, whether written or verbal and whether or not in these Particulars ("Information") may be relied upon as a statement or representation of fact. Neither Blenkin & Co nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Blenkin & Co or the seller/lessor. 2. Any photographs (and artists' impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. 4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given. **NB:** Google map images may neither be current nor a true representation. CGIs available. **Photographs, property spec and video highlights:** May 2026. Brochure by wordperfectprint.com

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