



# MOAT HALL

— 42 — 31 —

Little Ouseburn, York North Yorkshire  
YO26 9SH



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AN ELEGANT COUNTRY FAMILY HOME PROVIDING  
EXQUISITE ACCOMMODATION WRAPPED UP IN  
33 ACRES OF GORGEOUS GARDENS, GROUNDS,  
PADDOCKS, AND WOODLAND

Green Hammerton 3 miles, Boroughbridge 5 miles, A1 M 6 miles, York 13 miles,  
Ripon 13 miles, Harrogate 15 miles (all distances are approximate).



**Ground Floor:**

A beautiful entrance hall leads to the open plan kitchen, relaxed dining area, kitchen office space, and a stunning orangery. There is also an adjoining boot room with a side door out to the garden and a large walk-in pantry.

A two-sided central wood-burning stove separates the dining room and drawing room. The drawing room has exposed beams and a 29ft ceiling height.

Large office/sitting/playroom.

Large laundry room with guest kitchen.

**First Floor:**

The principle bedroom has an ensuite shower bathroom and a dressing room.

Second bedroom with ensuite shower room.

Two further bedrooms, with a house bathroom and a study overlooking the drawing room.

A spacious private guest suite with a shower bathroom is located on the south side of the house (accessed from the office/sitting/playroom).





Moat Hall is the classic family country house.

Refurbished in the last 5 years the house is beautiful inside and out. Attention to detail is to the highest degree and a wonderful example of tradition blending with modern.



**Approx. Gross Internal Floor Area 12478 sq. ft / 1159.20 sq. m (Including Outbuildings & Cottage)**

Illustration for identification purposes only, measurements are approximate, not to scale.

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The main reception rooms are all

*beautifully proportioned*

to capture daylight and sun rays throughout the day.





Three of the six bedrooms have ensuite bathrooms, featuring a

*contemporary style*

with a cosy snug room overlooking the gorgeous gardens  
with potential to be another master suite upstairs.





Engulfing the house are

*wonderfully landscaped*

gardens, grounds, paddocks, woodland, and lake, with terraced dining and seating area, and a range of outbuildings, stables, and separate cottage.



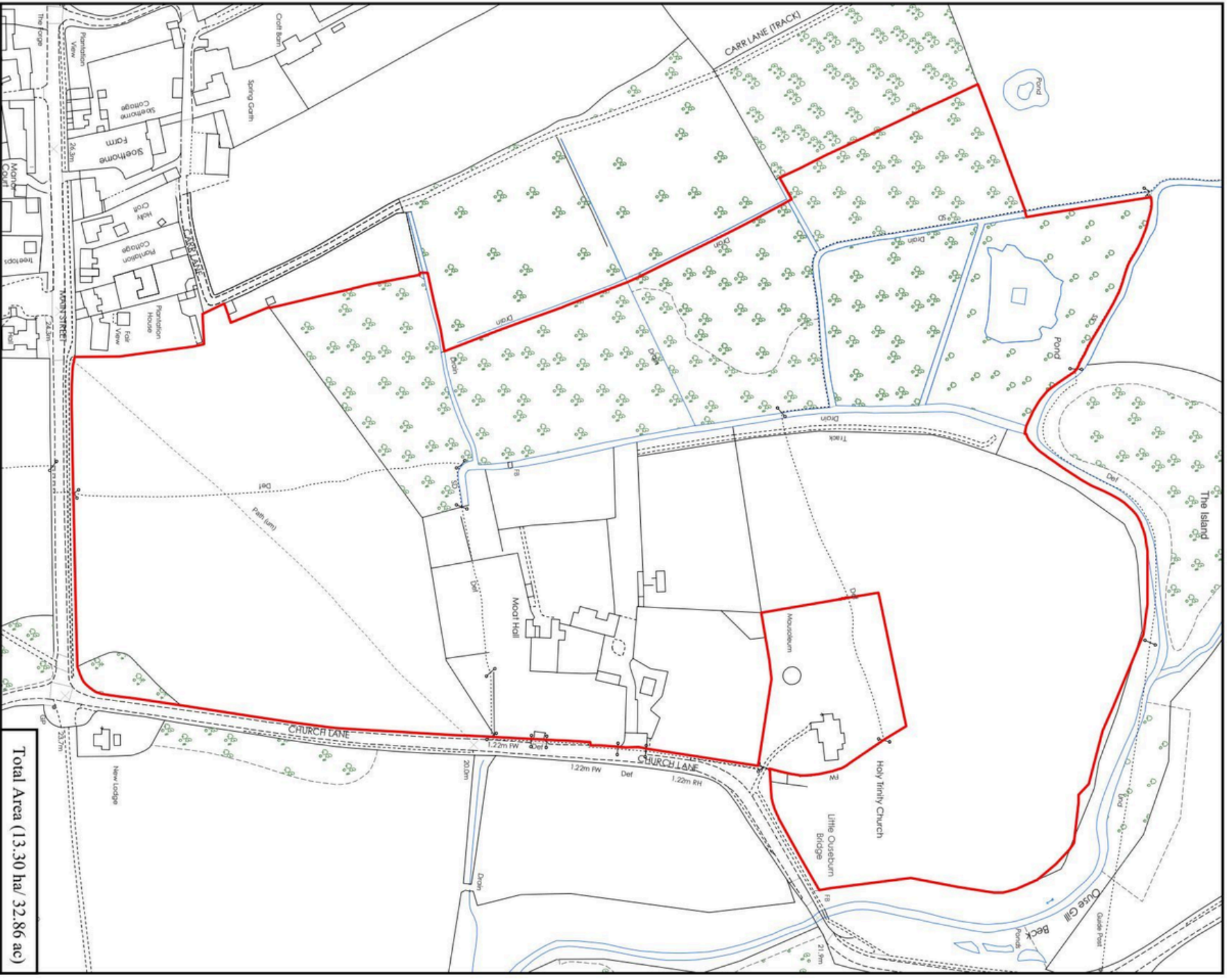


The perfect *all year round* garden.



Little Ouseburn is a very pretty, sought-after village surrounded by stunning Yorkshire countryside. Moat Hall is located perfectly between York, Harrogate, and Boroughbridge, and for commuting and travel, the A59 lies ~3 miles south, and joins the A1 (M) 2 miles west.

Hammerton and Cattal local railway stations ~3 miles away, with trains running into York, Leeds, and Harrogate. York and Leeds railway stations have excellent services to London and Manchester, and further afield. To Kings Cross from York the journey is under 2 hours 15 mins.



Total Area (13.30 ha/ 32.86 ac)

# Moat Hall, Little Ouseburn, York



Location SE 451 610  
 Scale 1:2,500 @ A4  
 Drawing No. Y23960-01  
 Date 11.12.24

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