



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.



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.



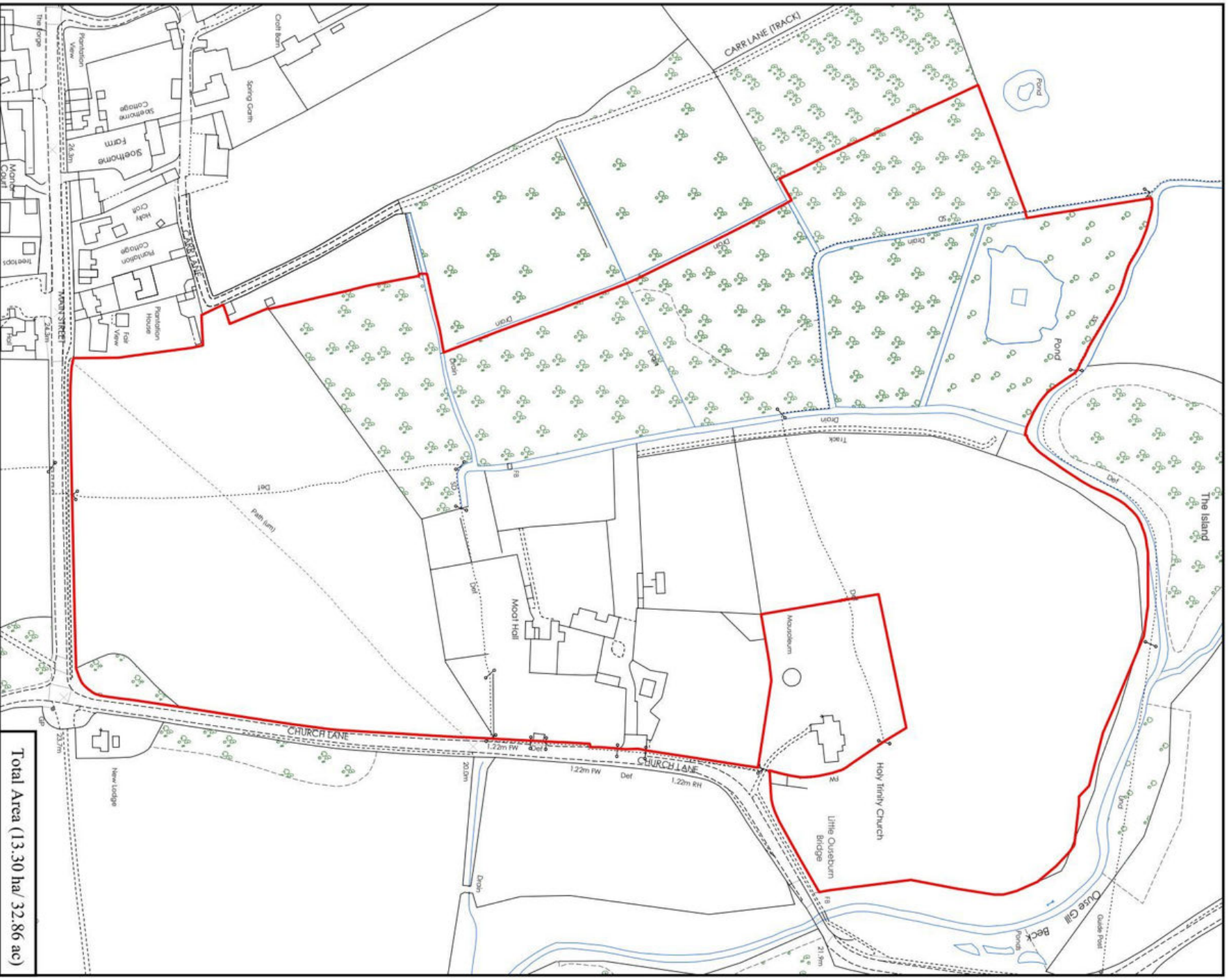


The perfect *all year round* garden.



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



**THE
MAPPING
COMPANY**

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

Little Cutsey, Cutsey, Taunton, Somerset, TA3 7NY
Tel: 01823 421354 Email: patrick@mapping-company.co.uk

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Viewings strictly by appointment with Croft.



LUXURY | LIFESTYLE | LOCATION