

WELHAM HALL

Welham, Malton, North Yorkshire

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Outstanding lakeside country house with equestrian facilities, located on the edge of town

*Malton Railway Station 1½ miles • York 18 miles
Yorkshire Coast 23 miles*

Kitchen/dining/family room • utility room • cloakroom
wc • 4 reception rooms • library • music room • office
• kitchenette • wc

Principal bedroom suite with dressing room and bathroom
• 6 further bedrooms with en suite bathrooms • bedroom 8
• loft room • strong room

Barn: games room • kitchenette • gym • shower room

Outbuildings • stable block • arena • tennis court

Landscaped gardens • grounds • woodland • paddocks

In all some 12 acres

For Sale Freehold

Blenkin
& Co

ESTABLISHED 1992

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Approximate Gross Internal Floor Area

Main House: 719.9 sq m / 7,749 sq ft Gym/Games Room: 109.9 sq m / 1,176 sq ft,

Stable Block: 96.7 sq m / 1041 sq ft, Stores: 57.6 sq m / 620 sq ft

Total 983.4 sq m / 10,586 sq ft

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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	84



City

Country

Coast

Welham Hall is a remarkable country house on the edge of a thriving North Yorkshire market town, with open countryside immediately beyond and far-reaching views towards the distant hills. Approached via a winding drive through Malton & Norton Golf Club, the house is exceptionally private, set within extensive gardens and grounds beside two spring-fed lakes.

The substantial property includes a principal residence of approximately 7750 sq ft and a substantial, renovated barn. The accommodation combines elegant formal rooms and generous family spaces, with eight bedrooms and eight bathrooms arranged over the ground and first floors. Many of the principal rooms take full advantage of the exceptional outlook, while the

grounds and equestrian facilities make the property particularly well suited to country living.

- Substantial country house on the edge of a thriving market town
- Handsome period house and outbuildings (not listed)
- Main house of nearly 7750 sq ft together with a renovated barn
- Private lakeside setting with far-reaching views
- Extensive and well-established gardens and grounds
- Renewable energy system providing heating and hot water
- Luxurious property powered by renewable energy
- 4 paddocks, stable block and riding arena
- Convenient for Malton and York



Tenure: Freehold

EPC Rating: D

Services & Systems: Mains electricity (commercial electricity supply), mains water, private drainage. Water source heat pumps using the lake as the energy source with a 500 litre cylinder. Smart home security and fire systems.

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

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.





The house has been renovated with considerable care, retaining its period character while introducing spaces and facilities suited to modern family life, alongside discreet modern technology. Most of the house has benefited from the installation of new windows, while a ground-source heating system draws energy from the lake to provide heating and hot water.

The kitchen, dining and family room together form the heart of the house, with broad views across the lake. A garden room opens from the family room with French doors leading onto a magnificent upper terrace. From here, a wide flight of stone steps leads down towards the front of the house, while a second flight provides access to the side entrance and parking area.

On the western elevation, a glazed walkway provides access to three ground-floor guest bedroom suites, each with French doors opening directly onto the garden terrace. Elsewhere on the ground floor is a well-appointed office with kitchenette, with an informal children's area above.

The reception rooms are distinguished by handsome fireplaces and, in many cases, large windows framing views across the gardens and lakes. The eastern wing is devoted to the principal bedroom suite, comprising a series of beautifully proportioned rooms. French doors open from the bedroom onto a south-facing balcony, overlooking the gardens and the landscape beyond.









Across the courtyard, the traditional barn has been comprehensively renovated to provide a substantial games and entertaining room, measuring approximately 41 ft in length, together with a kitchenette. A gym and shower room sit alongside.

Outside

The house is accessed via a long private drive that winds its way from Welham Road through the golf course, passing the all-weather tennis court and terminating in front of the house and outbuildings. The house is surrounded by its own gardens and sits on gently rising ground. The four fenced paddocks lie on the eastern boundary.

To the front, the house is draped in a handsome and very well-established climbing hydrangea and its outlook is dominated by

two inter-connecting, spring-fed lakes. The lakes are flanked by wildflower borders that sit alongside parkland lawns, with mowed paths winding through meadows, apple orchards and bands of woodland. On the eastern boundary is a riding arena accessed via a rubber-matted walkway; the arena is fenced and carpeted with silicone and rubber.

To the rear, the mellow brick elevations are adorned by climbing roses and a magnificent wisteria. French doors open to an extensive York stone terrace ideal for al fresco dining. Flights of stone steps gently ascend past a mosaic of terraced lawns and abundant herbaceous borders intersected by a central gravel pathway lined with lavender. A secret garden at the far boundary provides possibilities for a croquet lawn or even an outdoor swimming pool, subject to planning.





Barn and Outbuildings

The traditional barn has been converted to provide a substantial additional space for recreation, entertaining or family use, separate from the main house.

The detached stable block is timber-built beneath a slate roof and comprises four stables, a tack room, feed room, rug room and hay store/barn.

At the southern end of the courtyard are five renovated stores, each fitted with new stable doors designed to complement the original buildings.

Environs

Welham Hall lies between the Yorkshire Wolds and the Howardian Hills, in a peaceful setting on the edge of Malton and Norton-on-Derwent. The area has a long association with horse racing and country pursuits, while the two towns provide an unusually broad range of everyday amenities.

Malton is particularly known for its independent shops, cafés and restaurants, artisan food producers and breweries, together with its popular food market. Local facilities include schools, a community hospital, doctors' surgery, cinema, golf, tennis and squash courts, a reformer pilates studio and a leisure centre with pool and gym.



The historic city of York is within easy reach, as are Terrington Hall and Ampleforth College. Malton railway station provides direct services to the coast and to York, with onward connections to London Kings Cross as well as Leeds, Liverpool and Manchester Airport. The A64 gives straightforward access east and west, connecting with the A1(M) and the wider motorway network, while Leeds Bradford International Airport is approximately 50 miles away.

Beyond the immediate surroundings, the setting places some of North Yorkshire's finest landscapes and destinations close at hand: the historic city of York, the North York Moors, Castle Howard and Arboretum, the Yorkshire Wolds and the Heritage Coast are all readily accessible.

Directions

From Malton, cross the rural railway line and turn right onto Welham Road. Just before the road rises steeply at the edge of town, on the right hand side, is a single track lane between gate posts identified as Welham Hall. Continue to follow the signs to Welham Hall.

What3words: ///secrets.tangling.nags

Viewing

Strictly by appointment.



ESTABLISHED 1992



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