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CHARTERED SURVEYORS



BOLTON OLD HALL • BOLTON-ON-SWALE • RICHMOND





BOLTON OLD HALL

Bolton-on-Swale, Richmond,
North Yorkshire DL10 6AQ

- Richmond 6 miles
- Northallerton 10 miles
- Bedale 11 miles
- Darlington 14 miles
- Durham Tees Valley International Airport
18 miles
(Distances approximate)

**Historic country house with
a peel tower set in glorious
walled gardens**

Entrance and staircase hall • cloakroom
wc • 3 reception rooms • kitchen dining
room • utility room

5 bedrooms • 2 bathrooms • box room
study

Walled garden • outbuildings • garage
block with store

In all 1.97 acres

For Sale Freehold



This prestigious historic building has gracefully evolved since its inception some 640 years ago. Bolton Old Hall is now a luxurious country house of some standing with pleasing proportions and practical accommodation, fully updated and fit for contemporary living. It offers a huge degree of privacy within its walled gardens of nearly two acres, and enjoys an idyllic setting alongside the fourteenth century church.

The principal part of the house dates from the reign of Queen Elizabeth I, but the oldest part is Richard le Scrope's magnificent peel tower which dates from the 1380s and was built to withstand the ravages of border raids. In the latter part of the seventeenth century, the house was remodelled to create an elegant Georgian façade.

- Exceptional Grade II* listed country house
- Distinguished history, a house of status
- Family accommodation of 3845 sq ft arranged over three floors
- Glorious high-walled garden offers complete privacy
- Lapsed planning permission to develop accommodation above the garage block, and lapsed permission for an outdoor pool
- Fast broadband
- Glorious countryside and walks on the doorstep
- Rapid access to towns, cities, railway stations and airports

Bolton Old Hall is a part fifteenth and seventeenth century house with an abundance of fine historical architectural features contained within its deep-set stone walls. Further alterations were made in the twentieth century and beyond, and the entire house has recently been restored and renovated including new electrics and plumbing, Yorkshire sliding sash windows and modern column radiators.

On the southern elevation is a superb kitchen dining room with French doors opening on to the walled garden. The contemporary handmade kitchen has shaker units, granite worktops, double butler sink, solid wood floor of European oak and walk-in pantry. In addition there is a utility room.

This is a practical family house with ample storage options throughout. The family room off the kitchen is perfect for big screen multi media.

The glorious drawing room – formerly the dining hall – features an English Oak floor, seventeenth century panelling and window shutters, exposed beams and a magnificent Tudor fireplace with distinctive moulded lintel, Minster stone interior and raised hearth.

The sitting room lies in the oldest part of the property, with south and west facing aspects.

The Tudor panelling has decorative moulding and behind the existing fireplace is believed to lie a Tudor fireplace.

The elegantly proportioned principal bedroom has a seventeenth century ceiling with Tudor rose plasterwork, magnificent 8ft windows facing south over the gardens and a walk-in wardrobe.

Outbuildings, gardens and grounds

The house is approached through an impressive gated entrance (electric) in the high stone wall which surrounds the gardens. There is a circular gravelled driveway in front of the house with an outlook over lawned gardens scattered with artfully placed, mature trees, evergreens and shrubs, and abundant herbaceous borders. An archway leads through to a secret garden on the west side (where there is lapsed planning permission for a pool) and at every turn new vistas and horizons open up. On the far southern corner is an attractive stone outbuilding with stone seat. To the north of the property is a courtyard with a useful outbuilding/workshop and log store. An enclosed, east facing, lawned garden approached from a gate in the high wall provides rear access to the property. There is an off-lying detached garage block (37ft x 19'ft) with double and single garages.

Environs

The property is situated at the edge of the rural village of Bolton-on-Swale, standing in a magnificent setting in the lea of the village church with undulating countryside to the rear. It lies close to the river Swale some five miles east of the Dales National Park, and the Coast to Coast national walk passes through the village. On the doorstep are walking and cycling routes as well as a Lake Nature Reserve. The A1 lies some three miles to the west at Catterick, providing rapid access to Newcastle and the main conurbations of the north and west. Durham Tees Valley International Airport is a half hour drive and both Leeds Bradford and Newcastle Airports can be reached in little more than an hour. From nearby Darlington and Northallerton railway stations, London Kings Cross can be reached in just over 2 hours 20 minutes.



Bolton Old Hall, Bolton-on-Swale, Richmond, DL10 6AQ

Approximate Gross Internal Floor Area 3845 SQ FT / 357.3 SQ M - (Excluding Garage and Store)

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

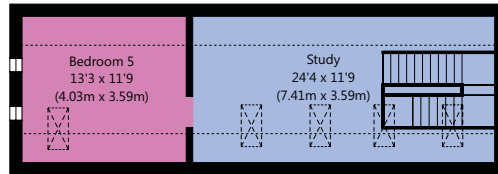
Tenure: Freehold

Services: Mains electricity, water and drainage. Oil-fired central heating.

Fixtures & fittings: Only those mentioned in these sales particulars are included in the sale.

Local authority: Richmondshire District Council of North Yorkshire 01748 829100 enquiries@richmondshire.gov.uk

Directions: From the north turn left off the B6271 into the village. Follow the church wall around to the right, and you'll see the Hall in front of you on the right hand side.

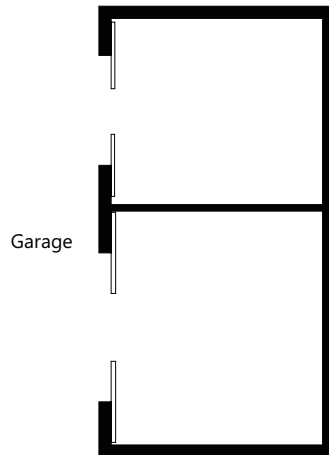


Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 448 SQ FT / 41.64 SQ M



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1771 SQ FT / 164.57 SQ M

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1626 SQ FT / 151.09 SQ M



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City

Country

Coast