



Jackson-Stops
& Staff



MOAT HALL

BETWEEN YORK AND HARROGATE ♦ NORTH YORKSHIRE

MOAT HALL

An imposing Grade II listed country house together with a detached cottage and an extensive range of outbuildings, set within grounds of approximately 33.2 acres (13.4 hectares), in this private position between York and Harrogate.



HISTORY

The exact origins of Moat Hall are not known however, it is believed the Hall sits on the site of a much older property that could have possibly been moated and hence its name, although this has not been confirmed. A study by the North Yorkshire and Cleveland Vernacular Buildings Study Group found evidence of a substantial medieval timber framed Manor House, with the earliest part still surviving as a central part of the Hall. The date of this part would suggest either late 15th or early 16th century, judging by evidence found within the building.

It was at one time under the ownership of the adjoining Kirby Estate and they undertook various alterations and improvements, which included the addition of the grand staircase and the remodelling of the façade to create a typically symmetrical Georgian elevation. They also demolished the main 18th century residence and made Moat Hall a Dower House and built a 18th century mausoleum, which still adjoins the nearby Norman Holy Trinity Church and forms an attractive aspect on the northern boundary. The property continued to have changes made to it and the accommodation was later rationalised to create what is now an easily managed country house.

THE PROPERTY

Moat Hall is an imposing country house enjoying a quiet and private semi-rural position that comprises of the principal property which has had a number of improvements and provides excellent family accommodation, together with a self-contained annexe within the Hall which is ideal for either a dependant relative or an au pair. Alternatively, it can also be used as part of the main house.

In addition, there is a detached two bedroom cottage together with its own gardens and parking and a range of modern and traditional buildings that include potential for a self-contained apartment or a large home office, a stable block and extensive garaging.

The main house has been the subject of various improvements over the years and is approached through a central reception hall with fireplace and a study and cloakroom off, and then leads to a central hall with a grand staircase rising to the first floor. There are three principal reception rooms comprising of a drawing room, dining room and a sitting room, each having character features such as fireplaces and two giving direct access to the south facing gardens. On the west side of the building there is a large living kitchen which includes a family room with patio doors to a sheltered courtyard and views down the gardens. Beyond here it opens up to a kitchen with fitted units and a four oven electric Aga and access to the secondary staircase. There is then a further area providing a large laundry with cloakroom off and a side porch with boot room.

To the first floor a central landing gives access to the master bedroom suite with his and hers dressing areas and an en suite shower room, two further bedrooms with en suite shower rooms, bedroom four with a en suite wc and separate house bathroom. There is a large landing to the west providing a sitting/gym area and giving access to the annexe which comprises of a sitting room, dining kitchen with fitted units and independent access to the outside, and a bedroom with en suite shower room.

The detached cottage is independent from the main house and enjoys its own privacy and comprises of a hall leading to a sitting room, dining kitchen and a cloakroom. On the first floor there are two bedrooms and a bathroom.



GARDENS AND GROUNDS

The property sits in gardens and grounds which extend to approximately 33.2 acres (13.4 hectares) in total. It is approached through large wrought iron gates set within a tall front wall creating privacy to the front of the Hall. The principal access leads to the front where there is a carriage driveway with a central turning circle. A second access through further remote control gates leads to the cottage and then to the stable yard, at which point you can either access the land, the outbuildings or proceed through further gates to the private enclosed courtyard at the side of the house which provides extensive parking.

The gardens are a particular feature of the property and offer considerable privacy, whilst enjoying a predominately south and west facing position with mature specimen trees. The principal garden is mainly laid to lawn with mature beds and borders and is part walled with hedging and includes an octagonal summer house with light and power and a greenhouse with potting shed. The west facing gardens have an arbor walkway with gravelled path and tennis court with orchard beyond.

There is a range of outbuildings lying to the north of the Hall which can be accessed within the courtyard and comprise of three garages with a self-contained apartment/home office over, a two storey barn with adjoining workshops and a range of wood stores and a rifle range.

The land predominately comprises of two principal fields, with one to the north which benefits from planning permission for five caravans and ten tents, which includes water and electric hook up points. There is another field to the south which enjoys road frontage and access, and an area to the west of woodland which has recently been thinned and has a large flight pond.



LOCATION

Moat Hall enjoys a private and semi-rural position between the villages of Little and Great Ouseburn. The adjoining villages offer local facilities including a primary school, a shop/general store and a pub. The popular market town of Boroughbridge is just six miles to the north which provides an extensive range of everyday amenities and there are a number of good private and state schools in the immediate local area.

For the commuter, there is good access in all directions with the A1(M) junction 47 just a few miles to the east which provides quick access to the surrounding commercial centres. There is also local railway stations at Kirk Hammerton and Cattal, which link directly to mainline stations at York and Leeds and then in turn provide regular services to London Kings Cross and Edinburgh. There is also regular domestic and international flights from both Leeds Bradford International Airport as well as Durham Tees Valley Airport.

DISTANCES

York 14 miles
Harrogate 14 miles
Boroughbridge 6 miles
A1(M) 6.5 miles

DIRECTIONS (YO26 9SH)

From the A59 York to Harrogate road, take the B6265 towards Boroughbridge. Continue along here and take the right hand turn to Little Ouseburn. Follow the road through the village and at the end turn left and Moat Hall will be found on the left hand side just before the church.

PROPERTY INFORMATION

Property Address: Moat Hall, Little Ouseburn, York, YO26 9SH

Services: The property has the benefit of mains water and electricity with the inclusion of a backup generator to the main house. Both the house and cottage benefit from oil fired central heating and are connected to a private drainage system.

Local Authority: Harrogate Borough Council
Tel: 01423 500600

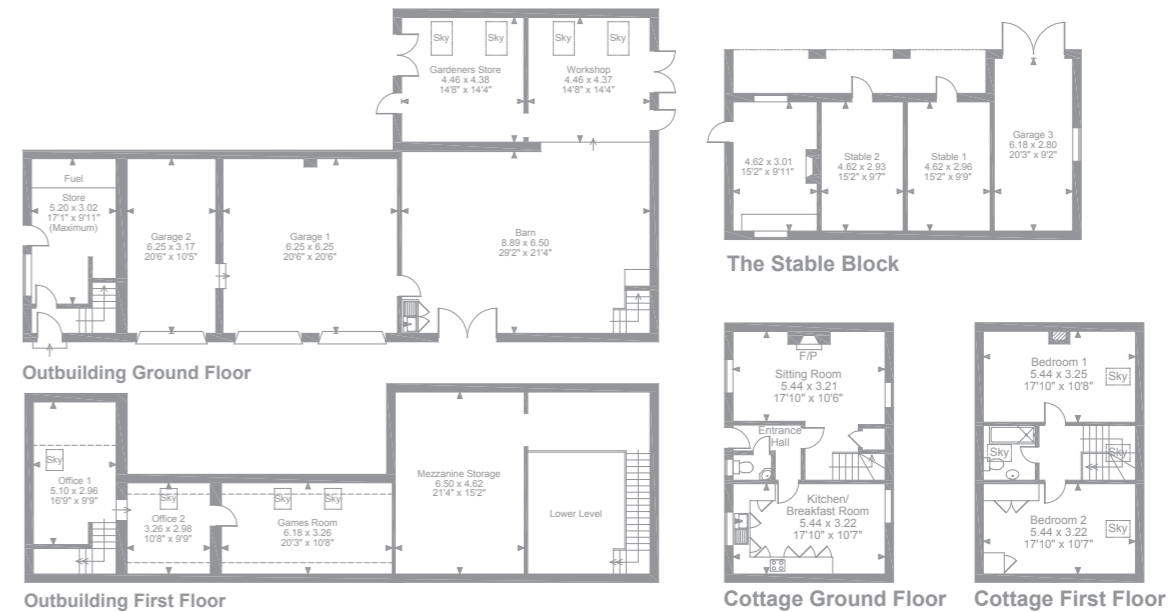
Method of Sale: We reserve the right to conclude the sale by any other means at our discretion.

Covenants, Easements and Rights of Way: The property is sold subject to all covenants and rights of way, whether specifically mentioned in these particulars or not. Please note there is a public footpath crossing the field to the south.

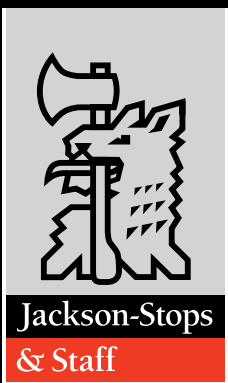
Viewing: Strictly by appointment through the sole agent Jackson-Stops & Staff Tel: 01904 625033

FLOOR PLANS

Main House = 6825 Sq Ft/635 Sq M
Garages = 837 Sq Ft/78 Sq M
Outbuilding = 2149 Sq Ft/199 Sq M
The Stable Block = 300 Sq Ft/28 Sq M
Cottage = 1016 Sq Ft/94 Sq M
External Rooms & W.C. = 214 Sq Ft/20 Sq M
Total = 11341 Sq Ft/1054 Sq M



Important Notice: Jackson-Stops & Staff, their clients and any joint agents give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and Jackson-Stops & Staff have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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