



**THE OLD HALL, WEST LANE**  
**SNAINTON, NORTH YORKSHIRE**

**Cundalls**  
Est. 1860



## THE OLD HALL

WEST LANE, SNAINTON

NORTH YORKSHIRE

YO13 9AR

*Scarborough 10 miles, Malton 21 miles, York 30 miles, Leeds 57 miles (all distances are approximate)*

**Grade II listed Country House with beautifully presented character accommodation.**

**Set within extensive gardens and grounds of just over an acre and quietly located within a well served and popular village.**

- **House:** A Grade II Listed stone and pantile country house with a versatile range of beautifully presented accommodation providing nearly 4,000 sq. ft of accommodation.  
**Ground Floor:** Entrance Hall – Farmhouse Kitchen – Drawing Room – Sitting Room/Bedroom Five – Snug – Study – Utility Room  
**First Floor:** Master Bedroom with newly fitted en-suite shower room – Three further first floor double bedrooms – two further Bathrooms  
**Second Floor:** Large attic offering potential to be utilised as further accommodation, currently providing storage.
- **Gardens:** Superb south facing gardens
- **Grounds:** Extensive gravelled parking area. Range of useful stable buildings. In all just over one acre.
- **Land:** Grass paddock measuring 2.8 acres available by separate negotiation.

**OFFERS IN EXCESS OF £925,000**

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## DESCRIPTION / BACKGROUND

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**The Old Hall is a superb country house providing almost 4,000 square feet of accommodation, set in beautifully landscaped grounds of an acre in total.**

The Old Hall was bought back from a near derelict state by the current owner, and has been transformed into what is now a superb character property which marries a wealth of period details with a stylish, high specification finish and an exceptional adaptable level of living space, making it a wonderful family home.

Grade II Listed, the house retains much of its original character and charm, with panelled recesses, original shutters and mouldings. Along with the traditional comes the modern, with bespoke kitchen fittings and high specification bathrooms.

The accommodation comprises; entrance hall, farmhouse kitchen with oak and granite units and Aga range oven, snug with multi fuel stove, living room/ ground floor bedroom, utility room/second kitchen, study and formal sitting room with a dual aspect and open fire. To the first floor are four large double bedrooms, including master bedroom with en-suite and two separate bathrooms, both with free standing tubs and high specification finishes. To the second floor is a large attic, accessed off the stairs from the first floor landing. The attic is arranged as two separate rooms and would lend itself well to being reconfigured to create further bedrooms or accommodation if needed.

The Old Hall sits in an especially settled position within this well served and popular village with an open aspect south and views across the Vale of Pickering, towards the Wolds in the distance. Set in an acre of grounds, the gardens have been carefully landscaped with a more formal garden giving way to a wild flower meadow. A detached stone stable block comprises six loose boxes stands to the side. The property is approached along a private driveway and onto a large parking area with space for any number of vehicles.

2.88 acres of adjoining paddock land is available by separate negotiation.

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## LOCATION

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Snainton is a well-served village some eight miles to the east of the market town of Pickering and approximately nine miles from the seaside town of Scarborough. The village is well placed for access to the A64 and the railway station at Malton with links to York and beyond.

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## ACCOMMODATION

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### ENTRANCE HALL

Panelled front door. Matching panelled door opening out to the rear. Exposed stone nooks with inset brackets. Radiator. Stairs to the First Floor. Coving.

### REAR HALL

Two radiators. Stripped wood door with inset panelling leading out to the rear.

### DRAWING ROOM

7.30 m(23'11") x 4.30 m(14'1")

Period cast iron basket fireplace with slips set within a tiled surround and hearth with carved timber mantel and dog grate. Sash windows to the front and rear with original working shutters, stripped panelling and window seat. Coving. Moulded ceiling rose. Two Radiators. Television point. Skirting boards.



### STUDY

3.60 m(11'10") x 2.80 m(9'2")

Coving. Sash window to the front with window seat and original working shutter. Cast iron wood burning stove set within a brick alcove with tiled hearth and carved stone surround. Radiator thermostatic control.

### SITTING ROOM/BEDROOM FIVE,

5.70 m(18'8") x 3.60 m(11'10")

Sash window to the front with window seat and original working shutter. Cast iron multi fuel stove set with a brick alcove with stone tiled hearth and period stone kneelers and inset timber mantel. Television point. Telephone point. Leaded window light over door.

### SECOND KITCHEN/UTILITY ROOM

2.70 m(8'10") x 2.20 m(7'3")

Newly fitted bespoke kitchen units with quartz worktops, incorporating ceramic Belfast sink with Perrin & Rowe mixer tap. Integrated Hotpoint electric oven with Bosch four ring gas hob. Sash window to the rear. Boiler cupboard with oil fired central heating boiler. Coving.



### SNUG

5.00 m(16'5") x 4.40 m(14'5")

Sash window to the front with panelled recess, working shutters and window seat. Door leading out to the rear with overhead window light. Exposed brick chimney breast, housing cast iron wood burning stove with tiled hearth and inset stone lintel. Radiator concealed behind fretted cover. Jerusalem stone floor. Exposed beamed ceiling. Stairs to the first floor. Televisions point. Original fireside fitted recess with

fitted cupboard.



## FARMHOUSE KITCHEN

5.00 m(16'5") x 5.00 m(16'5")

Dual aspect with sash windows to the front and side. Range of fitted bespoke cabinets by Albert Thundercliffe of Grindale, inset granite worktops and incorporating a double bowl ceramic sink unit with Perrin & Rowe taps. Cream five door double AGA with warming plate set within an arched brick recess. Fitted wine racks. Jerusalem stone floor. Exposed beamed ceiling. Door to the rear. Automatic washing machine point.



## FIRST FLOOR

Radiator. Sash to the rear. Stairs to the Second Floor. Window to the half landing.

## BEDROOM ONE

5.20 m(17'1") x 4.70 m(15'5")

Sash window to the front with window seat and original working shutter. Coving. Radiator. Television point. Two radiators. Sash window to the front. Moulded ceiling rose.



## EN-SUITE SHOWER ROOM

4.00 m(13'1") x 2.10 m(6'11")

Recently completed en-suite shower room. Walk in shower cubicle with stone tiled surround and dual rain head shower. Low flush WC with concealed cistern. Cantilever basin set upon a bespoke beech and resin plinth. Chrome heated ladder towel rail. Panelled walls to part. Velux roof light.



#### BEDROOM TWO

4.10 m(13'5") x 2.90 m(9'6")

Sash window to the front with window seat and original working shutter. Original panelling to part.

#### BATHROOM

5.90 m(19'4") x 3.10 m(10'2")

Free standing bath tub. Low Flush WC. Wash hand basin set within painted wooden wash stand. Radiator. Sash window to the rear with fitted window seat. Tongue and grooved panelling to part. Large walk in linen cupboard/airing cupboard.

#### BEDROOM THREE

4.60 m(15'1") x 3.30m(10'10")

Sash window to the front. Pair of fitted cupboards. Radiator. Telephone point.



#### BEDROOM FOUR

4.60 m(15'1") x 4.00 m(13'1")

Dual aspect room with Yorkshire sliding sash window to the rear and sash window to the front. Exposed beams. Television point. Radiator. Exposed beams. Door with window light.

#### REAR LANDING

Stairs leading up from the Snug



#### BATHROOM

5.10 m(16'9") x 4.60 m(15'1")

Freestanding claw footed tub, set on a raised plinth. Low flush WC. Pedestal wash hand basin. Exposed beams. Sash window to the side. Radiator. Original wide floorboards beneath the flooring.



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## SECOND FLOOR

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### LANDING

4.70 m(15'5") x 2.60 m(8'6")

### ROOM ONE

5.80 m(19'0") x 4.70 m(15'5")

Window to the side. Exposed wooden floorboards

### INNER LANDING

4.70 m(15'5") x 2.10m(6'11")

### ROOM TWO

4.70 m(15'5") x 4.40 m(14'5")

Window to the side. Exposed wooden floorboards

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## GARDEN & GROUNDS

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The Old Hall is set behind high stone walls and is approached via a private tree lined driveway off West Lane with lawned gardens to either side. The gravelled drive curves around to the side opening into a large parking area with space for a number of vehicles.

To the immediate front of the house is a broad stone flagged terrace which affords a sheltered south facing view across the garden which has been completely re-landscaped to create a garden which reflects the age and character of the property. Beyond the terrace the garden is largely laid to lawn, punctuated by a number of mature trees, shrubs and herbaceous borders well stocked with a range of cottage style plantings providing a huge variety of colour and interest. The garden and grounds have a wonderful uninterrupted aspect across the Vale of Pickering to the south and west.

### STABLE RANGE

Stone built. Comprises six loose boxes. Electric light and power.

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## LAND & BUILDINGS

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Available by separate negotiation is a large grass paddock, measuring 2.8 acres in total. The land is securely stock fenced to all sides, facing south and has good an access of Foulbridge Lane to the south.



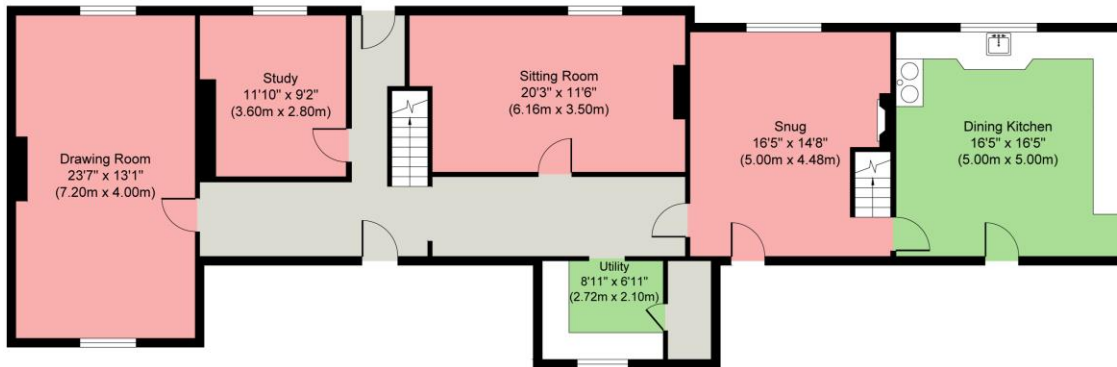




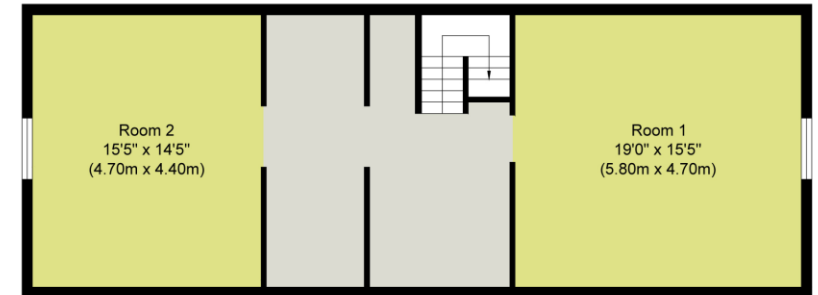
# FLOORPLAN



**First Floor**  
**Approximate Floor Area**  
**1538 sq. ft**  
**(142.93 sq. m)**



**Ground Floor**  
**Approximate Floor Area**  
**1559 sq. ft**  
**(144.79 sq. m)**



**Second Floor**  
**Approximate Floor Area**  
**834 sq. ft**  
**(77.56 sq. m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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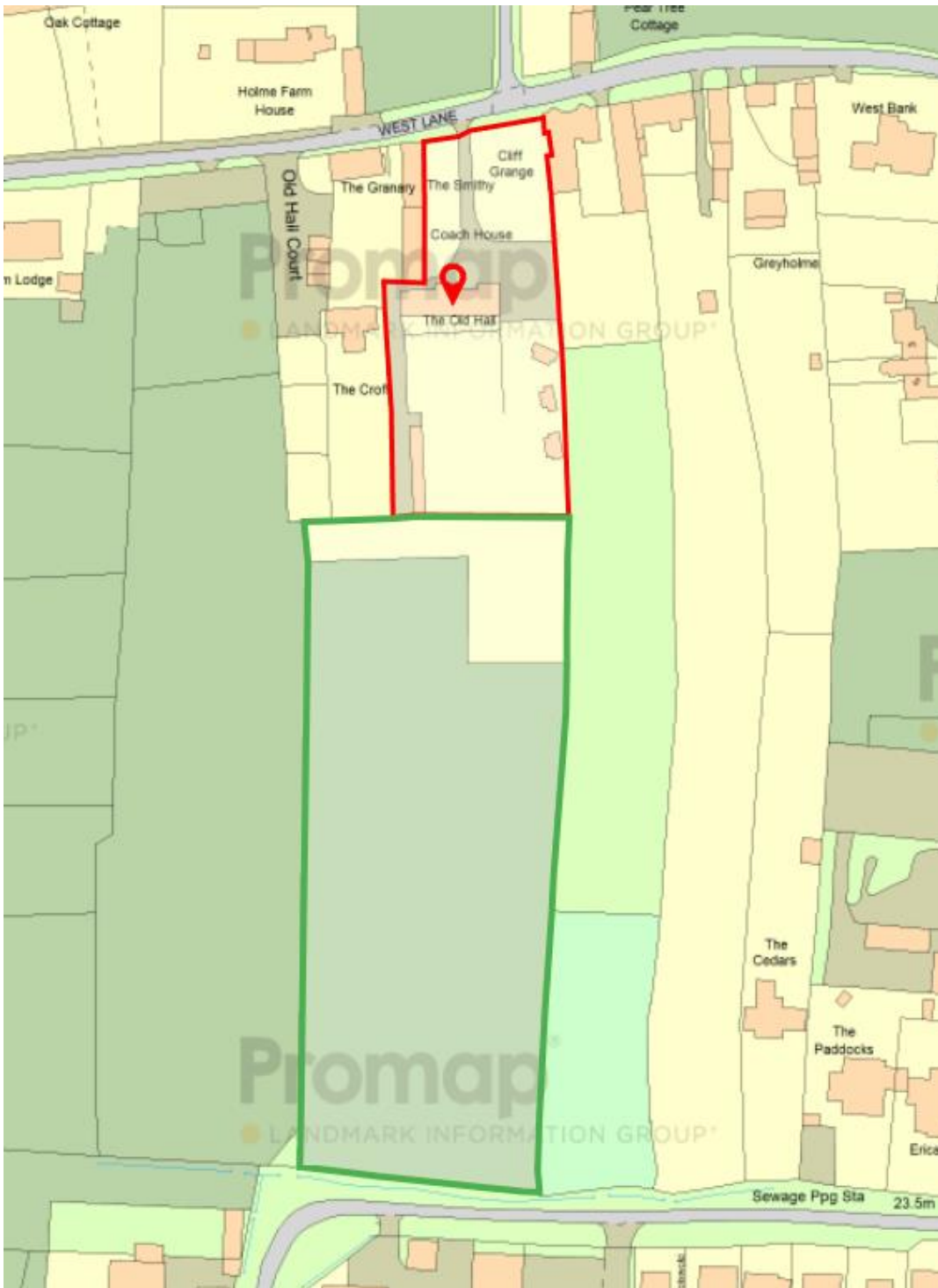


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## GENERAL INFORMATION - REMARKS & STIPULATIONS

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### EASEMENTS, RIGHTS OF WAY & WAYLEAVES

The property is sold subject to and with the benefits of all existing rights of way, water, light, drainage and other easements attaching to the property whether mentioned in these particulars or not. There are no rights of way over the property.

### BOUNDARIES

The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds.

### ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared for The Old Hall and is available for inspection at the agents Pickering, Malton or Helmsley Offices.

### METHOD OF SALE

The property is being offered for sale by private treaty as a whole. Interested parties should register their interest with the agents to be involved in sale negotiations. For those with queries or to inform the agents of their interest please contact Judith Simpson on 01751 472 766. email: [Judith.simpson@cundalls.co.uk](mailto:Judith.simpson@cundalls.co.uk)

### GENERAL INFORMATION

Services: Mains gas, water, electric and drainage.  
Planning: Scarborough Borough Council  
Council Tax: Band F  
Tenure: The property is Freehold and vacant possession will be given upon completion.  
Viewing: Strictly by appointment with the agent's office in Pickering; 01751 472766  
Postcode: YO13 9AR  
Please Note: Details prepared September 2022

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. The property is brought as seen. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**MONEY LAUNDERING REGULATIONS 2003** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

