



GATEFORTH HALL

Gateforth, North Yorkshire, YO8 9LJ



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Leeds 17 miles, York 20 miles, A1(M) 5 miles

AN EXCEPTIONAL GRADE II* COUNTRY HOUSE
OF ELEGANT PROPORTIONS AND WITH
INCREDIBLE CHARACTERISTICS

Accommodation and Amenities

Reception hall ♦ Staircase hall with galleried landing ♦ Dining room
Drawing room ♦ Billiard room ♦ Study ♦ Utility room ♦ Breakfast kitchen
Sitting room ♦ Cloakroom ♦ A fabulous master suite
5 further bedroom suites ♦ 2 bedrooms
Range of vaulted wine cellars and store rooms ♦ Extensive lawned gardens
Mature flower beds and borders ♦ Ornamental trees
Views over open countryside ♦ 4 car garage block and ample private parking
Separate 2 bedroom apartment with sitting room/kitchen
Courtyard garden and garage (available as a separate lot)
In all approximately 1.3 acres

History

Gateforth Hall which is Grade II* Listed was built between 1812 and 1814 for Humphrey Brook Osbaldeston as a shooting lodge for his surrounding estate. Humphrey Osbaldeston was the Sheriff of York in 1781 and died at the age of 90 in 1835. The estate was sold to the City of Leeds in 1897 and was subsequently used for a variety of purposes, one of which being the TB Hospital for the Leeds area. The property was then developed creating a country house hotel.

Approximately 10 years ago the current vendors began an extensive programme of works to transform Gateforth Hall into its original condition as a significant Regency house. The Elegant Character and splendour has been retained and the comforts of the 21st century have been added. Gateforth Hall is now a very unique and beautiful family home.

The Property

Gateforth Hall is built in a classic Regency style with a bowed, semi circular entrance portico surrounded by giant ionic columns and is constructed of local, gault brick with stone dressings and columns.

Internally the principal accommodation within the property amounts to approximately 10,000 sq ft and is of immense character. Throughout there are incredible ceiling cornices and mouldings, fireplaces and timber work. All the reception rooms are beautifully proportioned and have high ceilings and sash windows which give views looking out across open countryside. A particular feature of the ground floor accommodation is the incredible staircase hall and galleried landing which words really cannot describe and can only be fully appreciated by seeing it in person.

To the first floor is a beautiful master bedroom suite with 5 other en suite bedrooms and 2 further bedrooms. All of which are accessed from the galleried landing which looks down onto the hall.

On the lower floor and accessed from the secondary staircase is an extensive range of cellars, store rooms and boiler rooms which are a useful addition to the property.

Gateforth Hall is approached at the original lodge house along a sweeping tree lined driveway which in turn gives access to the front of the property which provides ample parking and turning space. The drive continues from the property in a northern direction through the hamlet and can be utilised if required. There is a 4 car garage block with parking to the side and front.

Gateforth Hall has mature gardens predominantly laid to lawn which border open countryside and amount to approximately 1.3 acres in all.

Gateforth Hall, Apartment – Available as a Separate Lot

Gateforth Hall apartment was developed by the current owner approximately 10 years ago. The property is presented to a high standard and like the main property has an abundance of character. It provides accommodation which includes hallway, open plan sitting room and kitchen, master bedroom with en suite, further bedroom, shower room, store room and laundry room.

Outside there is a delightful courtyard garden and garage.

Location

Gateforth Hall forms part of a small hamlet just outside the village of Gateforth. It is well placed for convenient access to the major towns and business centres of Yorkshire. The A1(M) motorway is approximately 5 mile distant and the A19 is within 2 miles which provides swift access to York and Doncaster.

There is a railway station at the neighbouring town of Selby which has connections to York, Leeds and London which in turn have connections throughout the UK. Within a 15 mile radius to Gateforth there are a number of primary and secondary schools both state and independent.





Additional Information

Services We are advised that the property has mains water and electricity. The central heating is via a gas fired boiler. The drainage system is private.

Tenure We advise that the property is available freehold.

Local Authority Selby District Council, Civic Centre, Doncaster Road, Selby, North Yorkshire, YO8 9FT. Tel: 01757 705101

Directions Travelling on the Selby by pass at the roundabout for the A19 and A63 continue to travel East in the direction of Hambleton. Take the left hand turning signed Gateforth. As you approach the village you may wish to look to the right and you will see Gateforth Hall in the distance. Proceed through the village of Gateforth and after about ½ mile the drive to the hall is on the right hand side adjacent to the gate lodge. Proceed up the drive and this will lead you to the front of the property.

Viewing Arrangements

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