



AISLABY HALL & COTTAGE, YO18

OFFERS OVER £1,000,000



A magnificent Georgian country home with formal gardens and grounds, a separate cottage and a range of outbuildings.

One of the outstanding Georgian houses in the region, Aislaby Hall was built in 1742 in the Classical style. The stone quoins, symmetrical facade, sash windows, plaster work and grand rooms that follow the Classical rules of design and proportion are all evidence of the influence of John Carr of York. Many of its finest internal architectural features have been retained.

Located in the hamlet of Aislaby, the house fronts the Pickering to Helmsley road with access via a long, private drive. Its rear elevation faces south over wonderful walled gardens and grounds with far-reaching, parkland views beyond. The gardens and grounds extend to just over 3 acres in total.



Tenure
Freehold

Local Authority
North Yorkshire CC

Council Tax Band
Band H (Hall)
Band D (Cottage)

EPC Rating
Exempt - Aislaby Hall - Grade 2* listed





Property Description.

Aislaby Hall, only previously sold three times since its construction in 1742, requires a programme of refurbishment and repair. However, as is often the case with large country houses, it offers scope for investment and updating, enabling any incoming purchaser to enjoy putting their own stamp on it. The Hall retains the integrity of its original features, it has beautifully proportioned reception space, exquisite period detail, flexible space and a layout that would suit a variety of uses. A programme of refurbishment would now benefit the property.

From the A170 a drive some quarter mile long sweeps round to the rear of the property where the principal house overlooks its glorious, private gardens, sheltered from the village street by a high village wall. Avenues and gravel walkways wind decorously through the grounds framed by box hedging, low stone walls, spring and summer plantings and a variety of specimen shrubs and trees. The lawns are sheltered by towering mature trees and they stretch away to the south and east to a rural parkland landscape with uninterrupted pastoral views beyond.

Aislaby Hall Cottage which backs onto the Pickering to Helmsley road is a three-bedroom, two-bathroom period property with separate sitting room and dining kitchen. There is a south facing front garden enclosed by a low stone wall. The cottage would now benefit from modernising and updating throughout. Occupying a private courtyard position which is enclosed on one side by a large Georgian stable block, part of which has already been partially converted. This impressive building offers an incoming purchaser significant development potential (subject to planning permission and consents).

Located a short distance from the popular market town of Pickering, positioned on the edge of the North York Moors National Park, the area offers a rich variety of recreational, sporting, cultural and outdoor activities to enjoy, together with the famous North York Moors steam railway. The historic and pretty town of Helmsley is about 11 miles to the west which has a fabulous choice of independent retailers.



Services.

Mains water, electricity and drainage are installed. Electric storage heaters.

Directions.

Postcode – YO18 8PE

For a precise location, please use the What3words App [///weaved.newer.tutorial](https://www.what3words.com/)

Agents note.

The area edged blue on the site plan is not owned but does benefit from a granted right of access in perpetuity. Aislaby Hall, front wall and gate piers, Gazebo and garden walls attached to Aislaby Hall are Grade 2* listed. The garden shelter is Grade 2 listed.





Aislaby Cottage



Aislaby Cottage



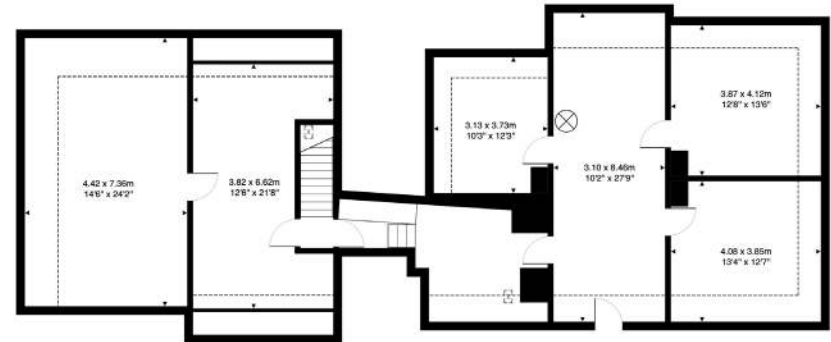


Aislaby Hall, Aislaby, Pickering, YO18 8PE



Gross Internal Area: 696.1 m² ... 7493 ft²

All measurements are approximated for display purposes only and should be independently verified
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Attic
 Gross Internal Area: 149.6 m² ... 1611 ft²



Ground Floor
 Gross Internal Area: 272.4 m² ... 2933 ft²



First Floor
 Gross Internal Area: 274.0 m² ... 2950 ft²

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

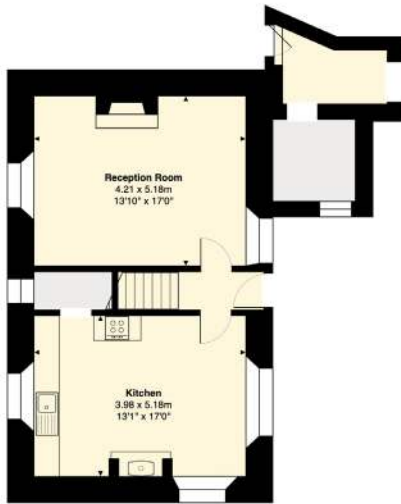
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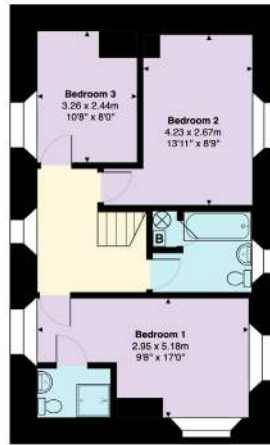
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Particulars dated December 2023. Photographs dated February 2020.

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Ground Floor
Gross Internal Area: 49.4 m² ... 531 ft²



First Floor
Gross Internal Area: 50.0 m² ... 538 ft²

Cottage

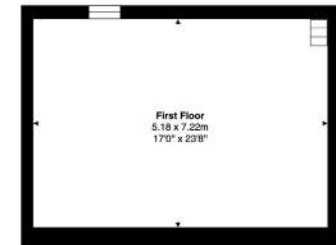


Cottage Gross Internal Area: 99.4 m² ... 1070 ft²
 Outbuildings Gross Internal Area: 264.7 m² ... 2849 ft²
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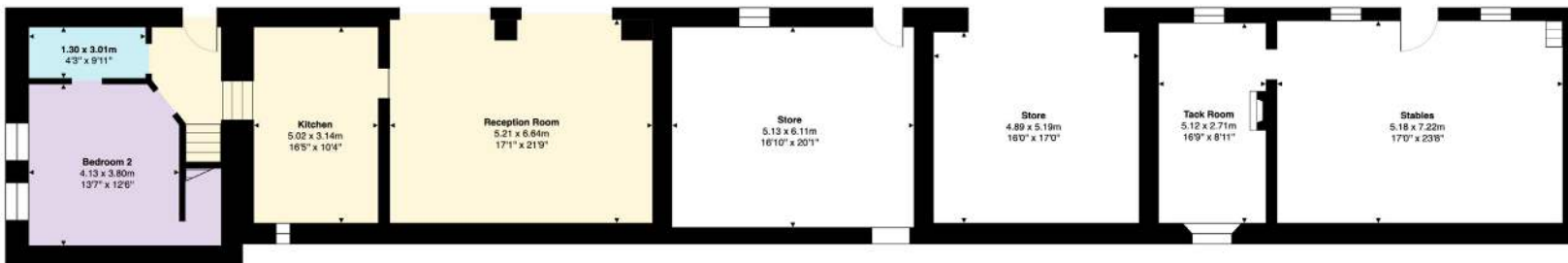
Outbuildings

First Floor
Gross Internal Area: 26.9 m² ... 290 ft²



First Floor
Gross Internal Area: 37.4 m² ... 402 ft²

Ground Floor
Gross Internal Area: 200.4 m² ... 2157 ft²



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