

Bossall Hall

Bossall, North Yorkshire





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York 8 miles (trains to London Kings Cross taking from 2 hours), Malton 10 miles, Harrogate 30 miles, Leeds 36 miles, Leeds Bradford Airport 40 miles
(Distances and time approximate)

An historic Grade II listed house, dating from the 17th Century, constructed on the site of a 14th Century moated quadrangular castle.

Principal house

Reception hall | Dining room | Drawing room | Morning room | Sitting room | Kitchen/breakfast room with pantry | Utility room | Cloakrooms and domestic offices

Principal bedroom with en suite bathroom | Guest bedroom with en suite bathroom | 3 further bedrooms | 2 bathrooms

Second floor accommodation

Kitchen/dining room | Sitting room | Bedroom | Bathroom

Attached self-contained cottage on 2 floors

2 reception rooms | Kitchen / dining room | 3 bedrooms | Bathroom | 2 separate WCs

Separate groom's accommodation

Kitchen/living/dining room | Bedroom | Bathroom

Outside

12 stables | Barns | Stores | Outbuildings | Cart shed | Coal store | Gardens and grounds including orchard, walled garden, railed paddocks

In all about 15.89 acres.

A further adjacent 8.53 acres available by separate negotiation



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Situation

Bossall is a small rural hamlet with a 12th Century Grade I listed village church and is located midway between York and Malton. Known as the food capital of Yorkshire, Malton offers all the local amenities of a thriving market town. The mainline railway station at York has excellent links to London and Edinburgh, with a service to London taking from only two hours.

Schooling in the surrounding area includes Sand Hutton and Warthill Primary school, Terrington Hall Preparatory School, co-educational, private schooling in York with St Peter's and Bootham, Ampleforth College and Queen Margaret's at Escrick for girls.

History

From the early 14th Century there was a fortified and moated quadrangular castle with double curtain walls, on the site of the present Bossall Hall. It was initially held by Paulinus de Bossall and his descendants, after which time it was owned by the Redmayne family from whom it was later passed, by marriage, to the Thwaites. In 1623 the Manor of Bossall was sold to William Belt. It was around this time that the current Bossall Hall was built. Although Sir Robert Belt, Lord Mayor of York, was dispossessed following the English Civil War, the family continued to hold the manor until the late 1880s.

The house itself is thought to be in part Jacobean, but was practically rebuilt in the 18th Century. The double moat which surrounded the house is largely retained as an open ditch and the foundations of the medieval inner curtain wall are visible in places, as earth-covered banks at the edge of the moat. In 1808 a brick bridge was built across the eastern arm of the moat, on the site of an original entrance and its stone footings are the medieval bridge abutments.



Bossall Hall

The wonderfully understated Bossall Hall stands on the crest of an area of high land to the west of the River Derwent valley, opposite the historic St Botolph's church. It has a pedigree history as demonstrated by its Scheduled Monument status and its magnificent moat, still visible on three sides. Particular features in the house are the 18th Century staircase and internal panelling, principally south-facing, elegant reception rooms, large kitchen/breakfast room with AGA and separate pantry. Altered and extended over its 400 year history, it offers extensive principal and secondary accommodation (shown on the

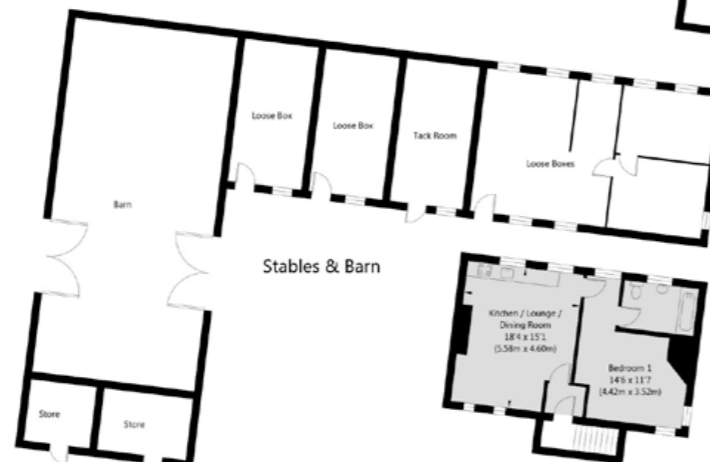
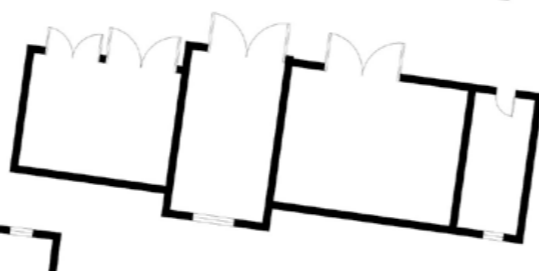
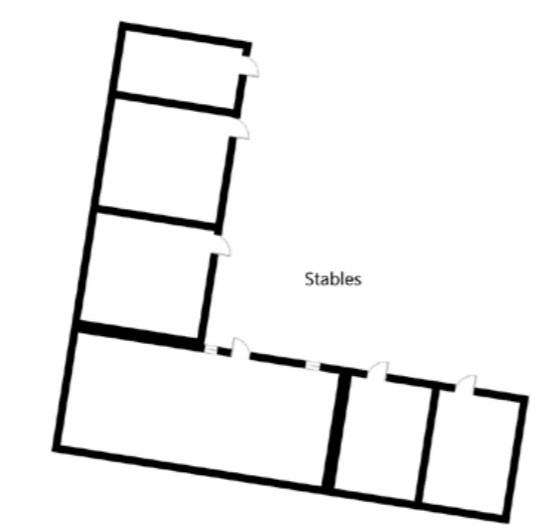
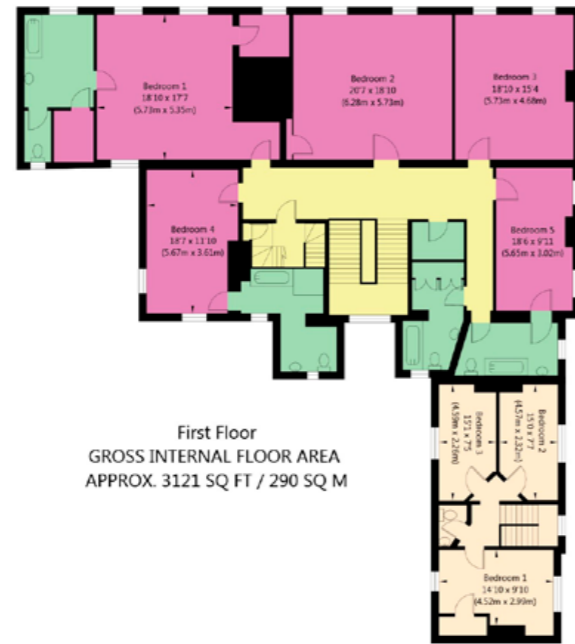
enclosed floorplans) requiring renovation and updating, to re-create a beautiful family home, under 10 miles from York and yet in complete rural seclusion.

Standing in the midst of its gardens and grounds, Bossall Hall enjoys a peaceful location in this sleepy rural hamlet, within a twenty minute drive of the city of York and the market town of Malton. Available on the open market for the first time in more than sixty years, Bossall Hall provides an opportunity to make a mark on the life cycle of an historic property.



**Approximate Gross Internal Floor Area
9,556 sq ft / 888 sq m**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



Gardens and grounds

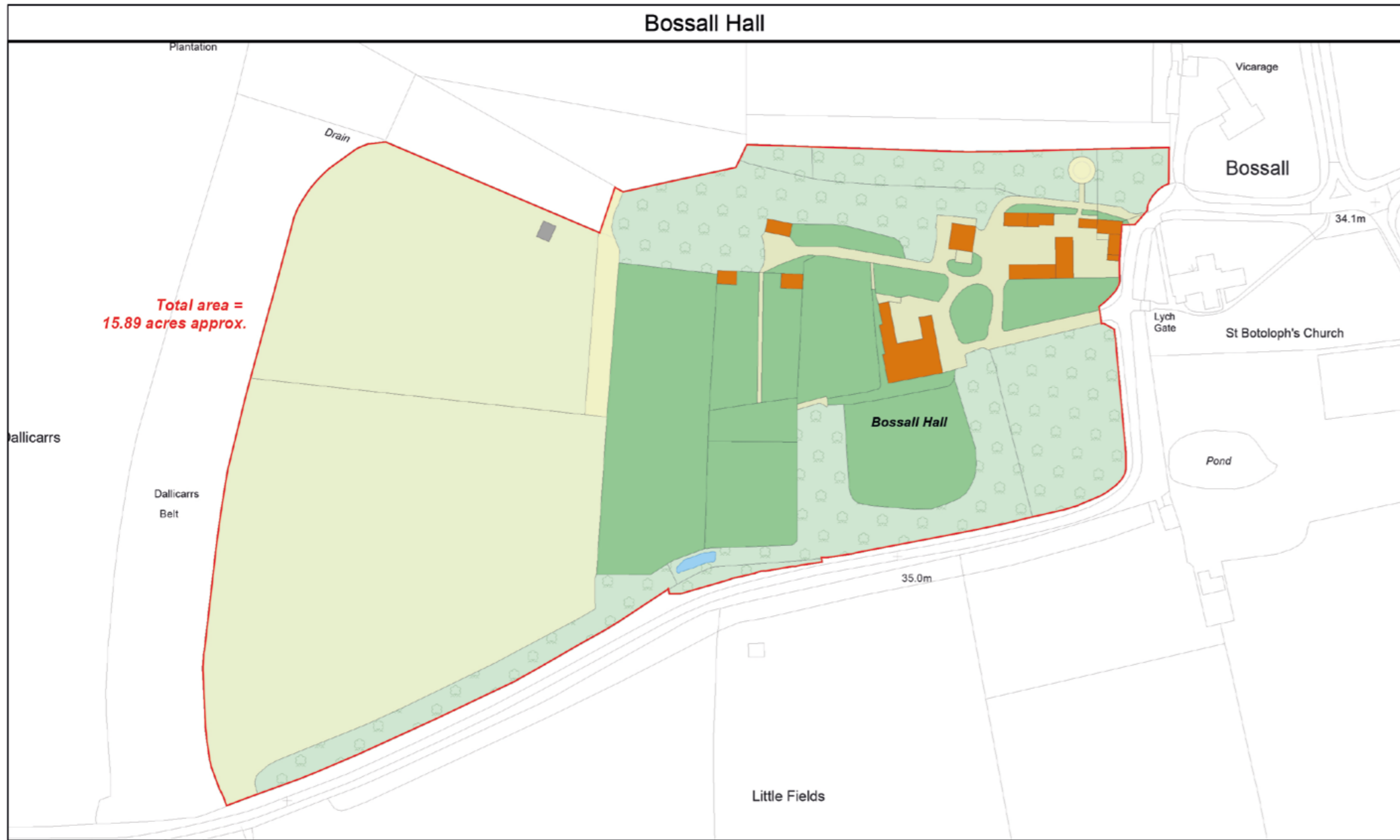
The property has two points of access from the village road, with the principal tarmac drive sweeping around from the north, past the stable block and yard to the eastern elevation of the Hall. There is also a field gate off the village road to the west. Around ten acres of gardens and grounds immediately surround the Hall. There are verdant south-facing lawns overlooked by the principal rooms of the Hall, a medieval moat traversed by three walkways including a brick-built bridge (circa 1808), a walled garden of some half an acre with a 12 ft high mellow brick wall, within which lies a productive kitchen garden and adjacent orchard, as well as a secret garden, accessed through a mature, wisteria-clad timber pergola.

There are distinguished brick built/pantiled stables, barns and stores surrounding a stable yard, tarmacaded and cobbled. Above, and reached by an external staircase, is an attractive groom's flat with a fine outlook.

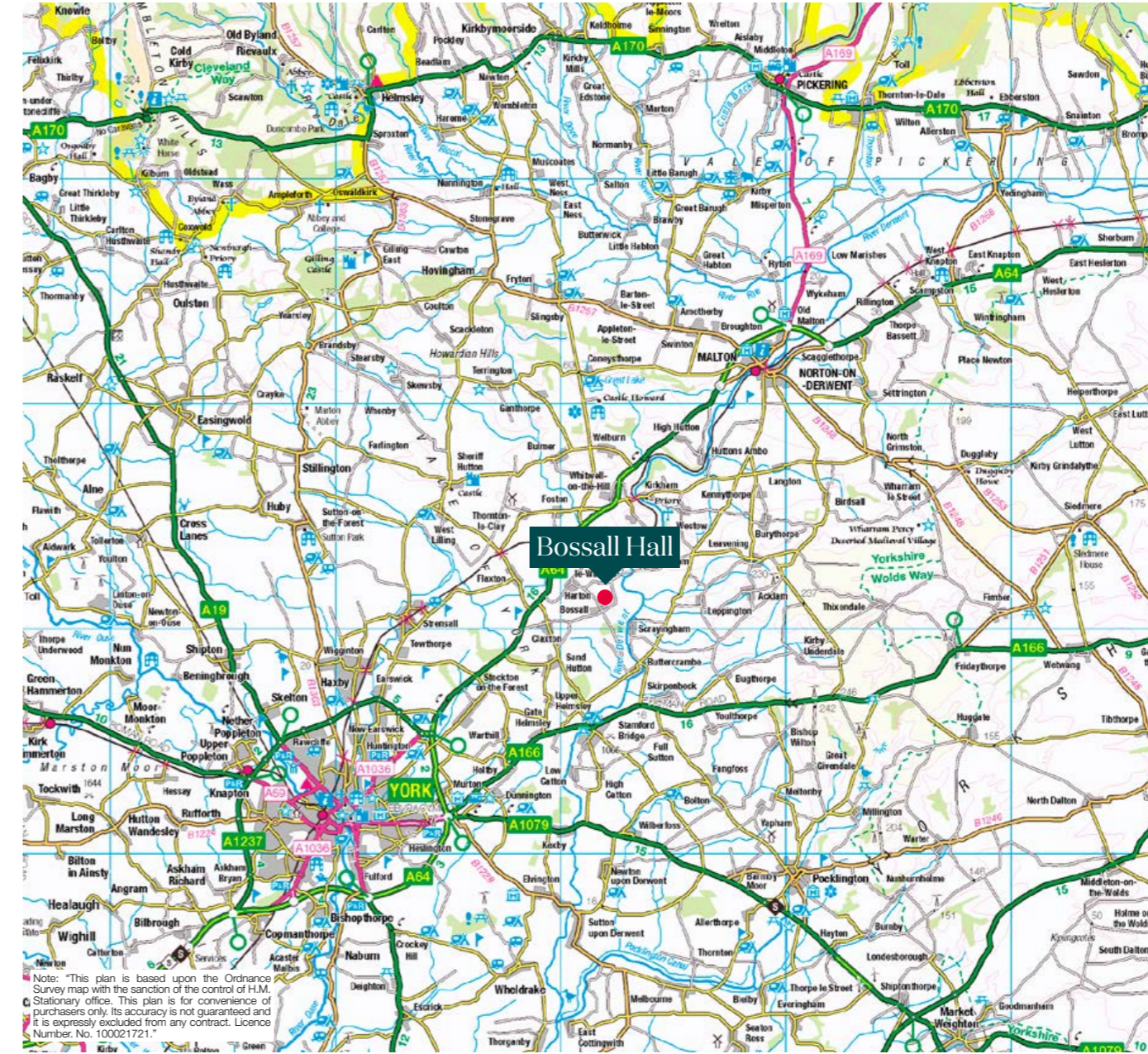
Mature beech trees, limes, sycamores, ash and venerable oak trees create a mature woodland covering and rhododendrons and herbaceous borders provide a riot of colour. Two railed paddocks lie on the western boundary, reached by a grassy walkway, flagged by a towering clipped yew hedge and herbaceous border.

Across the road lies a further 8.53 acres available by separate negotiation.





Knight Frank Mapping 2 Lower Woodspen Court, Lambourne Road, Newbury RG20 8BL (t) 01488 688508 (e) mapping@knightfrank.com			Date: 19:04:21 Drawn By: CW Scale: 1:2000 @ A4 Plan Ref:
			Title: Bossall Hall
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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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Services

We understand that the property has mains electricity and water. Central heating is oil fired. Drainage is via a private septic tank. The services have not been tested but it is assumed that they are all in working order and consistent with the age of the property.

Listing and Scheduled Monument

Bossall Hall is Grade II listed. This monument is scheduled under the Ancient Monuments and Archaeological Areas Act 1979 as of national importance.

Local authority

Ryedale District Council
 Ryedale House, Old Malton Road, Malton, YO17 7HH.
 Tel: 01653 600666
www.ryedale.gov.uk

Directions (Postcode: YO60 7NT)

From the A64 towards Malton turn right signposted Claxton. Continue into the village of Claxton and take a left following the sign towards Bossall. On arriving in the village, you will see St Botolph's Church on your right and Bossall Hall on your left.

Viewings

All viewings must be made strictly by appointment only through the vendors' joint sole selling agents.



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