



Eastlands
Tibthorpe, East Riding of Yorkshire

Blenkin
& Co
CHARTERED SURVEYORS

Eastlands

Eastlands Road, Tibthorpe, East Riding of Yorkshire
YO25 9LD

Drifffield 5 miles, Beverley 12 miles, Malton 15 miles,
Hull 18 miles, York 25 miles, Leeds 45 miles.
(Distances approximate)

**Glorious Victorian country house
with superb heritage outbuildings,
gardens and paddock**

Principal house: entrance vestibule and reception
hall • 3 reception rooms • cocktail room • kitchen
breakfast room • pantry • utility room • cloakroom and
wc • office with independent entrance • cellar holding
serviced boiler • 7 bedrooms • 4 bathrooms
(3 en suite)

Integral cottage: kitchen living room • 3 bedrooms
bathroom

Landscaped gardens • woodland • paddock/parkland
garaging • outbuildings incorporating stables and a tack
room

In all some 8.1 acres (3.29 hectares)

Freehold for sale

As the date stone above the imposing entrance
indicates, Eastlands was built in 1875 'regardless of
cost' and for Colonel Staveley's 'own occupation'.
In the aftermath of the Second World War Georgian
fireplaces were installed in the principal reception
rooms under the supervision of architect Francis
Johnson, the celebrated East Riding architect whose
favoured field was country houses in the Georgian
manner.

Unquestionably one of the finest country houses in the
East Riding, Eastlands enjoys a commanding position
with far reaching southerly views across pastures to



distant woodland. Its many internal period features are noteworthy, adding considerable character and value. This greatly cherished family home is now ready to embark upon the next chapter of its life under new ownership.

- Sits in the middle of its gardens, grounds and land
- Substantial house with accommodation of more than 6000 sq ft
- Principal house incorporates a cottage – ideal for multi generational living
- Exquisite period features include ornate plastered ceilings and cornices, decorative corbels, leaded glass, glorious sash windows with rising sash shutters, maids' bell, wooden panelling, superb bespoke cabinetry, handsome cast iron radiators, wooden floors, decorative ceramic tiles, Bakelite switches, sluice sink, original cast iron guttering, stone sills, lintels and occasional mullions
- Arts & Crafts English oak cabinetry by Rabbitman (ex Mouseman)
- Principal rooms enjoy a south facing orientation
- Accessed by two separate drives
- Private setting with no near neighbours and surrounded by open countryside
- Superb range of heritage outbuildings, ideal for those with equine interests
- Quiet, rural location connected to a superb road system offering rapid access to multiple towns and cities; Beverley can be reached in 20 minutes, Malton in 25 minutes and the M62 in half an hour.

Accommodation

- Magnificent reception hallway with patterned ceramic floor tiles, part panelled oak walls incorporating an upholstered fireside seat and a majestic oak staircase with impressive newel posts that follows a popular revival design from the 17th century.
- Large and light-filled country kitchen with ceramic tiled floor, 4-oven oil fuelled Aga and large windows letting in the morning sun
- Elegant 26ft drawing room featuring an Adam fireplace with marble hearth, and south facing bay



- Sitting room with French doors onto the garden and working fireplace
- Superb formal dining room with south facing bay window. An electric fire has been fitted but the original working fireplace could be reinstated.
- Wonderful principal bedroom with a large bay, glorious southerly and easterly views, and ornate fireplace.
- The second floor, formerly the maid's quarters, offers great potential to be restored as a bedroom suite, or would make a fine playroom. There is a secure alarmed cupboard and access to further boarded loft storage.
- The Hammond and Champness lift runs from the inner hall to the first floor landing. It has been regularly serviced. If not required the back staircase could be reinstated.
- The self-contained cottage at the northern wing of the house has its own independent entrance as well as a door on the first floor connecting to the main house. The kitchen living room has a Yorkshire Range and walk-in pantry. Bedroom 1 has a fireplace and would serve as an excellent first floor sitting room.

Outbuildings

To the north west of the house stands a useful range of particularly fine outbuildings constructed of brick and slate, contemporary to the main house and secure; most are enclosed within a covered yard. There are five heritage internal stables with hay racks, flagstones and drainage, a tack room, double garage with folding timber doors, wash house, a wc for gentlemen and one for ladies, various stores, four dog kennels/runs and two coal sheds. The whole amounts to more than 2000 sq ft.

Outside

Eastlands sits in the middle of its land and faces south over the extensive lawned gardens which gently descend to the front boundary and are screened on all sides by mature hedges and trees. An herbaceous border full of mature perennials wraps around the manicured lawn.

The main gravelled drive sweeps along the eastern elevation of the house to the imposing entrance where a mature copper beech tree stands sentinel. A rear tarmacaded drive approaches the property from the west to the outbuildings and rear entrance with garage and parking.

To the north stands the well stocked Victorian kitchen garden and original rose garden bounded by parkland railings on one side. The latter now features a formal pond with well stocked with carp, as well as a summer house with power and light. To the north and east lies a grass paddock with water and power, a former potting shed and mature trees including walnut, oak and horse chestnut. The paddock could, if preferred, be reinstated to its former status as parkland grounds. The boundary of the property is well demarcated by fencing and a band of mature native woodland provides shelter and privacy.

Environs

Tibthorpe is a rural hamlet in the heart of the Yorkshire Wolds, within easy and rapid access of multiple towns and cities, midway between the market towns of Beverley and Malton, and a half hour drive from the coast. Nearby Wetwang has a primary school, doctor's surgery and very popular fish & chip shop.

General

Services: Mains electricity and water, oil fired central heating (5000 litre oil tank), private drainage

Fixtures & fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments, etc., are specifically excluded but may be made available by separate negotiation.

Local authority: East Riding of Yorkshire
01482 393939 www.eastriding.gov.uk

Directions: From Wetwang take the B1248 heading to Driff Beverley. After some three miles take a left at the village crossroad in Tibthorpe and 200 yards down Eastlands Road, second on your left is the principal drive, marked by white timber gates.



Eastlands, Eastlands Road, Tibthorpe, Driffield, YO25 9LD



TOTAL FLOOR AREA: 6119 sq.ft. (568.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			64
(39-54) E			
(21-38) F			
(1-20) G		20	
Not energy efficient - higher running costs			

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01904 671672
blenkinandco.com

29 High Petergate
York, YO1 7HP
edward.hartshorne@blenkinandco.com

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