



BOROUGHBRIDGE HALL
Boroughbridge, North Yorkshire



Carter Jonas

BOROUGHBRIDGE HALL, BOROUGHBRIDGE, YO51 9AN

- A1(M) 2 miles
- Ripon 7 miles
- Harrogate 11 miles
- York 16 miles

GROUND FLOOR

Entrance vestibule and reception hall · Cloakroom · Three reception rooms · Orangery · Breakfast kitchen · Utility room · Walk-in pantry · Boot room · Family room · Garden room

FIRST FLOOR

Principal bedroom with dressing room and bathroom · Guest bedroom with bathroom · Two further double bedrooms · House bathroom

SECOND FLOOR

Fifth bedroom with a dressing room and bathroom

OUTSIDE

Studio/office with shower room · Triple garage · Outbuildings · Gardener's WC · Potting shed · Greenhouse · Tennis court · Gardens and grounds · Three paddocks · Woodland

In all some 8¼ acres (3.34 ha)

LOCATION

Tucked away from the cobbled town square behind wrought iron gates, the property lies within a short stroll of the town's comprehensive range of amenities as well as its bridleways and pathways along the river and canal. Boroughbridge lies on the edge of the Vale of York close to two National Parks, the Yorkshire Dales and the North York Moors. It is convenient for Ripon, Harrogate and York as well as the A1(M) connecting to Leeds and the wider motorway network. York and Thirsk railway stations provide regular, mainline connections to London Kings Cross.

A FANTASTIC OPPORTUNITY TO ACQUIRE AN OUTSTANDING GRADE II LISTED PERIOD HOUSE PROVIDING SPACIOUS FAMILY ACCOMMODATION OF CONSIDERABLE CHARM AND CHARACTER, OCCUPYING A LOVELY SETTING AMIDST 8¼ ACRES (3.34 HA) OF GARDENS, GROUNDS AND WOODLAND, IN THE HEART OF THIS HISTORIC MARKET TOWN.





THE PROPERTY

Boroughbridge Hall is remarkable in many ways not least for being a substantial period house within a fine North Yorkshire town. It occupies a prominent position on the historic cobbled square, surrounded by its own extensive gardens, riverside grounds and paddocks. The house itself dates back to the late 17th Century and is Grade II listed. The current owner recently granted the grounds of Boroughbridge Hall use by the reigning British monarch for ceremonial purposes, evidence of the property's regional status. The Hall's boundary includes the rivers Tutt and Ure, important freshwater habitats and spawning grounds.

Boroughbridge Hall dates from the 1680s. It was remodelled in 1947 to reduce its height from three storeys to two. Many fine architectural features remain including tall sash windows and bays, wall panelling, architraves, cornicing, fireplaces, panelled doors, cast iron column radiators and a superb rebuilt oak staircase faithfully following a 17th Century design.

All three formal reception rooms face west across the landscaped front garden with its gravelled turning circle. The beautifully proportioned drawing room is double aspect with three tall windows, a handsome fireplace and panelling. The dining and sitting rooms are connected via double doors to create a splendid living/entertaining space. In the dining room are three tall windows and a fireplace; in the sitting room there is a large wood-burning stove and an original floor-to-ceiling bay that opens to the gardens. The kitchen is designed and fitted by Jeremy Wood of Wetherby. It includes a central island unit with an Aga, double Butler sink, granite worktops and





integrated appliances, and is open to the bespoke oak-framed orangery which provides ample space for a family-sized dining table and seating area; two pairs of French doors open onto the garden terrace. Adjacent to the kitchen is a utility room, walk-in pantry and boot room/rear entrance. The eastern wing continues to the family room and garden room beyond, currently used as a gym with doors facing south onto the garden.

There are two staircases including the oak Jacobean-style staircase in the reception hall that majestically ascends past a magnificent 30-pane window on the half landing. The principal bedroom has a bespoke dressing room and a large bathroom. There are three further double bedrooms, one a guest suite, as well as a house bathroom. On the second floor is the fifth bedroom with Velux windows and an en suite shower room and dressing area with eaves storage. Beyond is a door to a substantial void space in the roof trusses offering potential for development.

GARDENS AND GROUNDS

From the cobbled town square, elegant wrought-iron electric gates open to a private, gravelled drive that continues past a pond to the front of the house, encircling a central lawn of clipped box hedging and rose. Beyond, sweeping lawns and sculpted box hedging are framed by a strip of well-established woodland concealing the town beyond. The drive splits and a tarmacadam version continues to the parking and garage at the rear as well as the studio/office and outbuildings. An offshoot skirts the southern boundary providing vehicular access to the three fenced paddocks. Attractive part-walled gardens with sweeping lawns and deep herbaceous borders lie adjacent to the eastern wing of the house together with



a south-facing greenhouse and potting shed. An all-weather tennis court sits on the other side of the high, mellow wall.

The grounds arc around the property following the confluence of the rivers Tutt and Ure, forming a delightful walkway upon the grassy banks of the raised defences, all of which are flanked by native English woodland. Here are some 100 yards of fishing rights on the riverbank of the Ure. The raised flood defences and basin along with a pumping store and back-up generator successfully control any rise in river levels and are maintained by the Environment Agency.

ADDITIONAL INFORMATION

Tenure: We are advised that the property is freehold with vacant possession given on legal completion.

Services & Systems: All mains services. Gas central heating. Cabled superfast broadband with separate cables to the house and studio/office.

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.

Viewings: Strictly by appointment through the joint selling agents – Carter Jonas – 01423 523423 and Croft Residential – 01904 238222

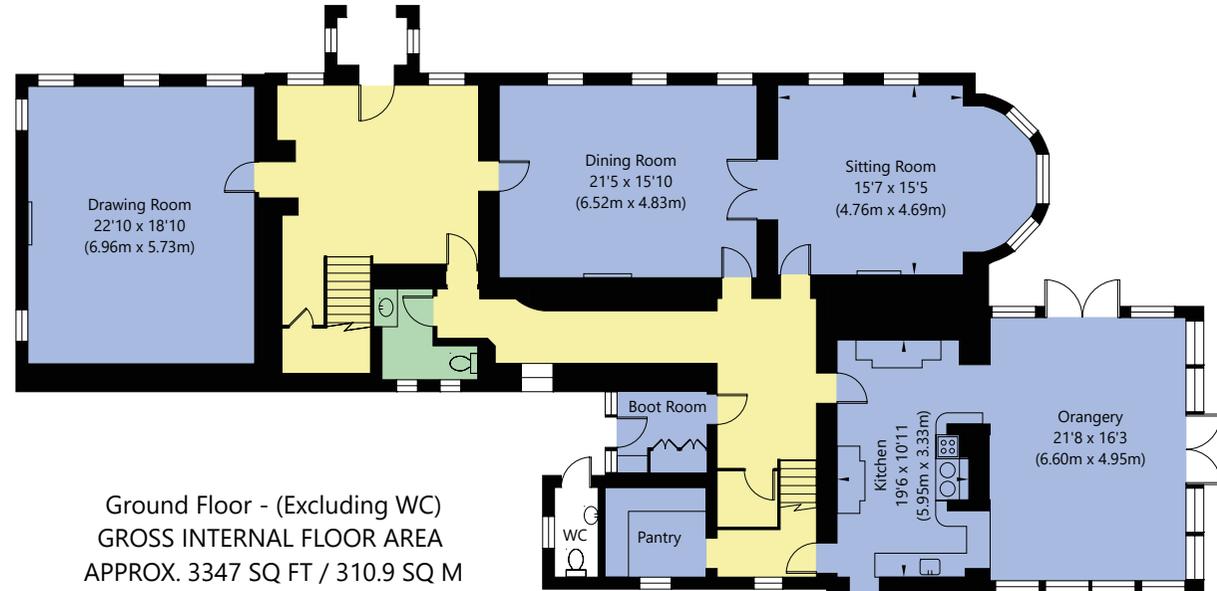
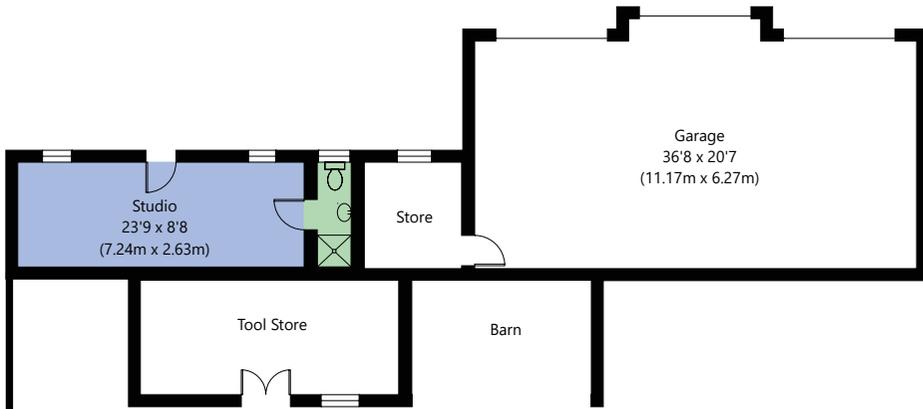
Directions – YO51 9AN: Head to Hall Square and the gates of Boroughbridge Hall will be right in front of you.



Boroughbridge Hall, Hall Square, Boroughbridge, York, YO51 9AN

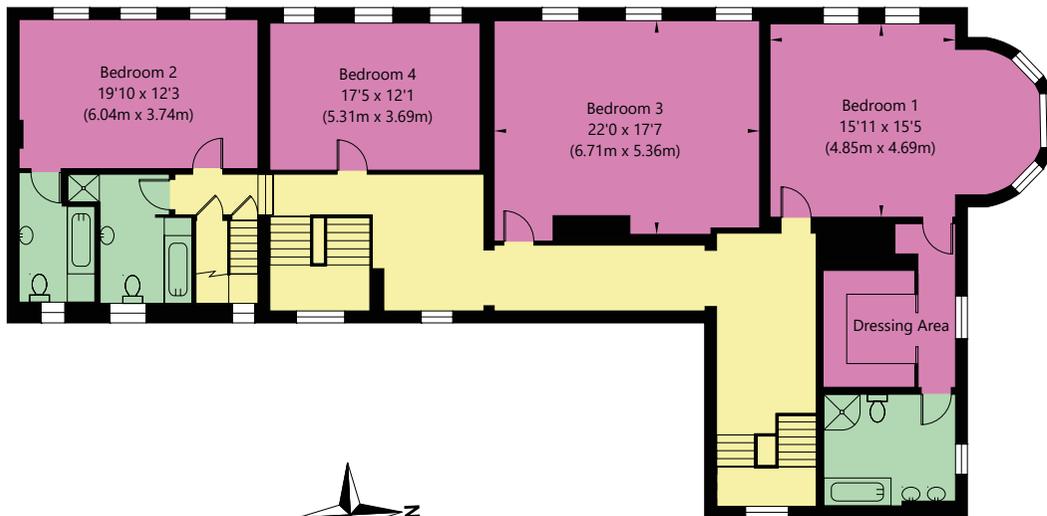
Annexe - (Excluding Garage, Store, Tool Store & Barn)

GROSS INTERNAL FLOOR AREA
APPROX. 239 SQ FT / 22.17 SQ M

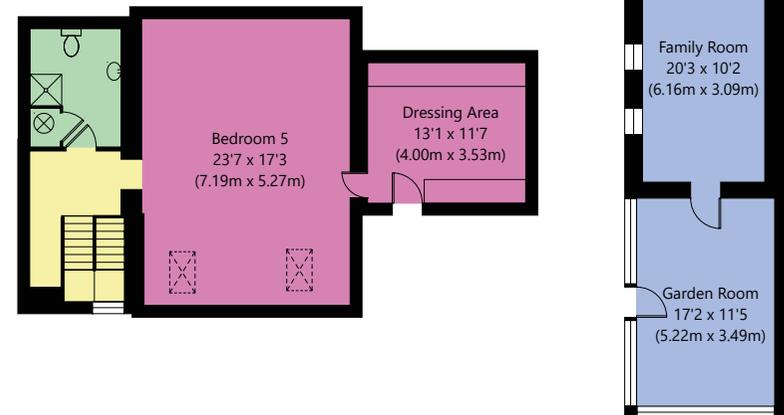


Ground Floor - (Excluding WC)
GROSS INTERNAL FLOOR AREA
APPROX. 3347 SQ FT / 310.9 SQ M

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 2226 SQ FT / 206.78 SQ M



Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 785 SQ FT / 72.91 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 6597 SQ FT / 612.76 SQ M - (Excluding WC, Garage, Store, Barn & Tool Store)

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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