



Heaton House Heaton Park
Aldbrough, York, North Yorkshire., North Yorkshire YO51 9HE

Guids price £3,500,000



The beautiful manor house, centrally located within 55 acre country estate close to local amenities.
SELECTION OF COURTYARD PROPERTIES (WHICH CAN BE REMOVED FROM OFFERING WITH VERY SUBSTANTIAL PRICE REDUCTION OR PURCHASED ON A DEFERRED BASIS)
Fabulous Gardens Set In Circa 6 acres,
Additional 10 acres of attached fenced paddock land available by separate negotiation
Possible part exchange with property or properties suitable to add to vendors rental portfolio
BT super fast 900 Mg/sec broadband throughout both house & cottage
Retirement sale
option to buy fully furnished
circa 7,000 sq ft floor area over two floors VIEWING ESSENTIAL.



Description

Heaton House - A beautiful private country house in same family ownership for over a century prior to current owners purchase some 20 years ago, when the property underwent a total refurbishment.

Set in circa 6 acres of picturesque mature parkland gardens and rolling country views. The tranquillity of Heaton House offers privacy, rural feel and yet is just a few minutes drive from the pretty town of Boroughbridge where one can connect to Junction 48 of the A1(M) which provides excellent road connections to all major Yorkshire conurbations and Commercial Centres.

Boroughbridge is a bustling North Yorkshire town with all the amenities you would expect to find, a large supermarket, together with an excellent range of independent specialist shops. Some of North Yorkshire's very finest public and private schools, such as Queen Marys, Queen Ethelburga's & Cundall Manor, are also within a short drive. Local railway stations of Kirk Hammerton & Cattal provide connection to main line stations of York and Leeds, giving fast & regular services to London & Scotland. Regular domestic and international flights are readily available from either Leeds/Bradford International or Teesside airports.

The property is well placed for both the North Yorkshire Dales, Moors & the East Coast which offer stunning walks & scenery.

Heaton House is accessed via a truly wonderful private sweeping drive which meanders through its private and mature parkland grounds. The house itself oozes character externally, and is certainly a beautiful building. Currently the main house & cottage are separated. (the current owners did not require the additional space in the main house so they split off the cottage to offer private guest accommodation or use for staff). Both properties could very easily be reunited, if required. The main house has a traditional feel with five good size reception rooms which have retained many original features such as the beautiful moulded plaster work, deep skirting boards and large windows which allow for plenty of natural light.

On entry to the main house the commanding staircase offers a grand feel of opulence, from which the elegant Clive Christian kitchen is found. This being very tasteful and

beautifully crafted. The kitchen flows well into the formal dining room with feature fireplace, window seating and south facing views. It is a perfect room for entertaining family and friends. There are a further three south facing reception rooms to the ground floor.

The wonderful drawing room is large yet has a cosy feel with feature fireplace and two full height Georgian windows. This triple aspect room offers beautiful views. There is also a south facing sun terrace which can be accessed from this room via french doors. The sitting room, is also ideally located to enjoy the vista to the fabulous gardens which can also be accessed via french doors. A very relaxing space and an ideal spot for afternoon tea or your preferred tippie on an evening.

This floor is completed with the family room currently used as a gentleman's snooker room, with three quarter snooker/pool table, a bar billiards table & adjoining bar area for refreshments when needed. This really is the quintessential North Yorkshire country estate home.

The sectioned off cottage on the ground floor level has a lounge, large kitchen/dining room & utility, & access to first floor by separate staircase.

Back to the main house and the first floor which boasts three large double bedrooms (all ensuite) with the highlight being a magnificent principle suite with a large Clive Christian dressing room and bathroom. The suite encompasses the entire south facing facade of the house with magnificent views to the gardens. Naturally a bright and light room it also has a timeless balcony directly accessed from the dressing room. The other bedrooms continue to impress, all large in size with high quality ensuite bathrooms which include Villeroy and Boch shower/steam cubicle, a jacuzzi, a slipper bath, all being tastefully designed.

The cottage would work well for dependent relatives or perhaps growing children seeking more independence. It would also work perfectly for self contained staff accommodation. Alternatively a very simple modification will release this back to the original position which would add a further large principle bedroom with ensuite, plus a fifth bedroom & house bathroom along with further living space to the ground floor.

Externally there is a range of courtyard buildings (circa 6,000 sq ft) with various extant planning in place that are in good condition. These could enable various enhancements to the main dwelling if required, such as additional accommodation, garaging, office space, leisure and/or stabling etc. There would be a **SUBSTANTIAL REDUCTION IN THE PURCHASE PRICE** if all or some of these courtyard properties are not required. The whole/part of courtyard can be made completely separate from the main dwelling, leaving Heaton House to have sole rights to use the existing driveway.

The property will suit a variety of requirements which is a major attraction to this unique home, it is a feature property which would work well for a couple, a family or indeed multi-generation family living.

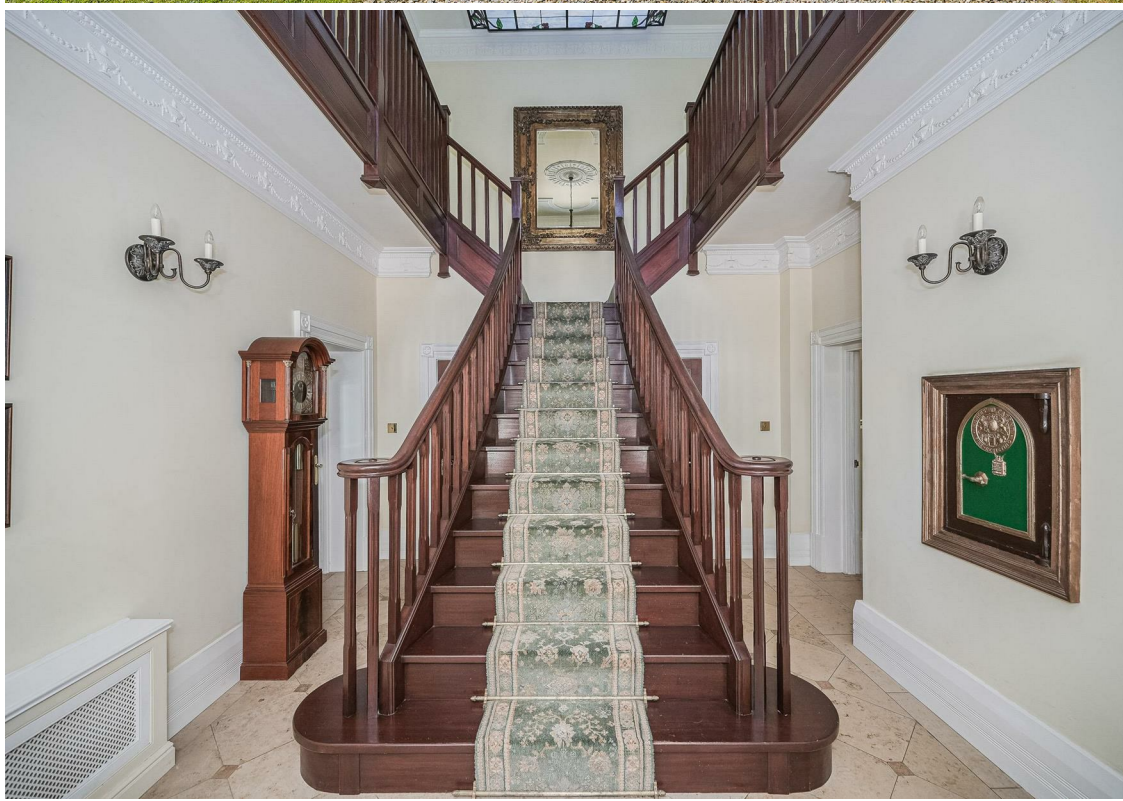
The gardens are a true delight with numerous established feature trees and must be seen in person to be appreciated. There are lovely features such as a water garden, large sun terrace, a secret garden and a stunning rockery. A wonderful safe space for children, pets and adults alike. The gardens are very private and face South & East. There is also a traditional grass tennis court which is fully encompassed by mature Yew hedging.

If there is an interest in equine activities, there is adjoining the garden, a further circa 10 acres of paddock land, laid to grass, which the vendor would potentially rent/sell by separate negotiation. There is a bridleway on the perimeter of the 55 acre Heaton Park country estate, offering some of the most scenic hacking in the area.

Overall Heaton House is a most charming home in excellent condition set in a wonderfully convenient location.

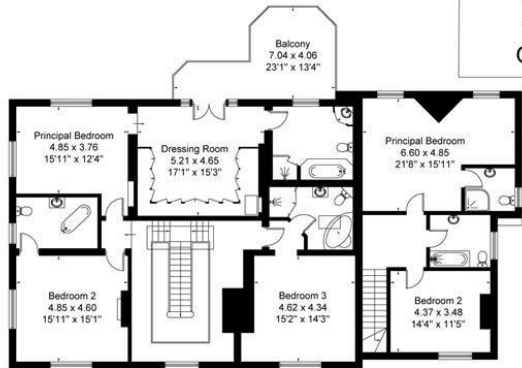
Viewing is essential to fully appreciate this hidden treasure.

Viewing is strictly by appointment, so please contact Craven Holmes on 01423 329010

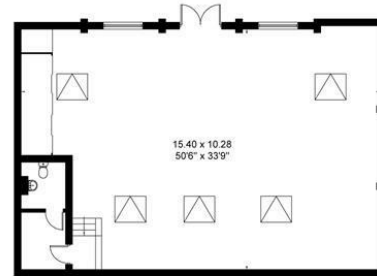




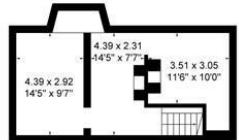
Heaton House, Heaton Park, Aldborough, YO51
 Main House & Cottage = 7,151 sq ft / 665 sq m
 (Including Garage & Home Office)
 Stable Mews = 1,697 sq ft / 159 sq m
 Estate Mews = 1,802 sq ft / 168 sq m
 Heaton Barn = 1,703 sq ft / 158 sq m
 Grand Total = 12,353 sq ft / 1148 sq m



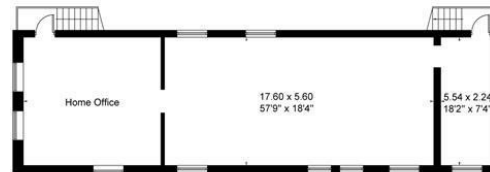
First Floor



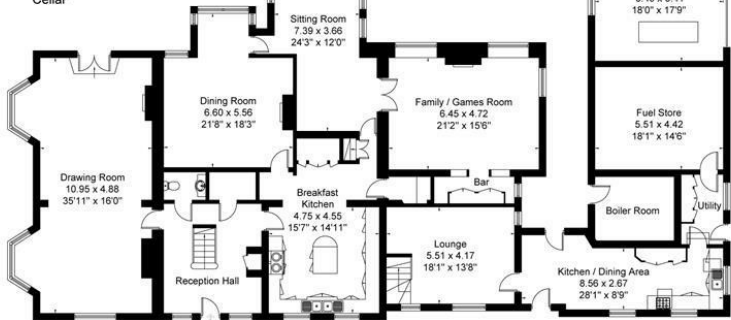
Heaton Barn - Ground Floor
 (Not Shown in Actual Location / Orientation)



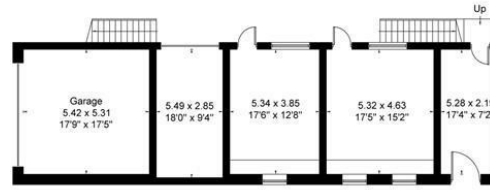
Cellar



Stable Mews - First Floor



Ground Floor



(Not Shown in Actual Location / Orientation)
 Stable Mews - Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards
 fourwalls-group.com 315426

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		52	74
FII Directive			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		67	69
FII Directive			

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