



RILLINGTON MANOR • NORTH YORKSHIRE





RILLINGTON MANOR

Sands End, Rillington, Malton,
North Yorkshire YO17 8LL

Malton 5 miles • Scarborough 17 miles • York 21 miles
A1(M) 38 miles • Leeds 48 miles

**Privately situated small country estate
with high grade equestrian facilities**

Manor House: Vestibule • entrance hall •
cloakroom wc • 4 reception rooms • garden room
• study • kitchen/breakfast room • utility room
• larder • pantry • boot room • boiler room
• attached store. Principal bedroom suite with
bathroom and dressing room • 6 further double
bedrooms • 2 further bathrooms • separate wc

2 cottages

2 garage blocks • kennel facility • summer house
• Nordic BBQ hut

Formal gardens • kitchen garden • pond • woodland

Equestrian centre

In all some 77 acres

For Sale Freehold

Rillington Manor enjoys a fine situation alongside the gracious parklands of Scampston Hall and nearby Knapton Hall, between the Yorkshire Wolds and the North York Moors. This commodious Grade II listed manor house dates from 1913 and reveals its love of Georgian revival architecture with fine red brickwork, stone accents, symmetrical façade, high stacks and a sweeping roof. The house sits well amidst its 77 acres facing formal gardens, extensive lawns and wooded grounds along with a state-of-the-art equestrian centre. Concealed and private, Rillington Manor is situated within an easily accessible corner of North Yorkshire: the city of York, Howardian Hills, Yorkshire Wolds, North York Moors and Yorkshire coast are all on the doorstep, and the national motorway network lies within easy reach.

- Outstanding Edwardian country house near Malton, Grade II listed
- Accommodation arranged over three floors extending to 7500 sq ft
- Private rural setting with no near neighbours and ring-fenced land
- Two cottages
- 77 acres including formal gardens, woodland and paddocks
- State-of-the-art equestrian centre
- Convenient for Malton and York with the A1(M) and Leeds within easy reach

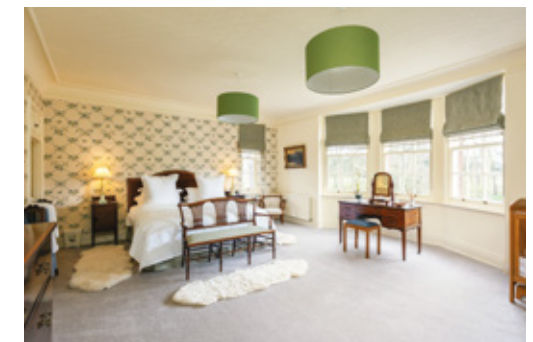
Rillington Manor was built for W H Hudleston in 1913 and constructed in red brick and pantile. It makes a statement with a long, sweeping driveway that arrives at the monumental central entrance, comprising a double panelled door in a grand sandstone doorcase with a motif and a pediment beneath three cambered arches. Much of the original architecture and interior design has survived intact with wall and ceiling mouldings, wall panelling, panelled doors with original brass fittings, parquet flooring, cast iron radiators, a panelled staircase in a style circa 1700, servants'

bells and some magnificent marble fireplaces. In recent years, the kitchen and bathrooms have been updated with high specification fittings and the entire property has been beautifully refurbished from head to toe, both inside and out.

The kitchen/breakfast room has a fitted dining area and underfloor heating. It includes a handmade kitchen with an island unit, granite worktops, a Butler sink, an oil-fired five-door

Aga and a separate induction hob. Adjacent to the kitchen is an assortment of domestic offices; there is a utility room with the original laundry sink, a boot room, a pantry and a traditional cold room with stone countertops and quarry floor tiles. The four principal reception rooms all have elegant proportions and fireplaces, and face either south or west with garden views. A garden room with a brick-laid floor in herringbone style has

French doors opening directly south on to the terrace. There are three palatial bedrooms on the first floor including the principal bedroom suite with bathroom and bespoke dressing room, along with a house bathroom, separate wc and a range of fitted cupboards along the generous landing. Another four bedrooms and a bathroom are arranged over the second floor, with plentiful eaves storage.



Rillington Manor, Sands End, Rillington, Malton, North Yorkshire YO17 8LL

Approximate Gross Internal Floor Area

Manor House: 7,513 SQ FT / 698 SQ M

Garages, Kennels & Stores: 1,676 SQ FT / 155.6 SQ M

For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



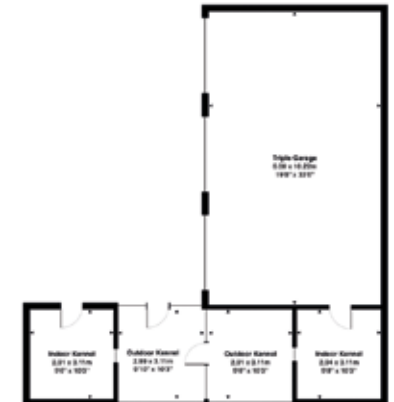
Second Floor



First Floor



Ground Floor



Outside

Electric wrought-iron gates within two stout brick pillars and a boundary wall open to the long tree-lined drive that sweeps around to the main entrance of the house, passing the equestrian centre and cottages. There is a secondary/service drive from the village, also with electric gates. The whole is ring-fenced and enclosed with a surrounding wall and shielded by a shelter belt of scots pines.

The formal landscaped gardens lie on the south and west of the house with York stone terraces, herbaceous borders, avenues of ornamental trees, clipped hedges, walkways, extensive lawns, and a wildlife pond with summer house. There is a well-stocked kitchen garden with raised beds and a greenhouse as well as a hen house and coop. Paddocks enclosed by post and rail fencing and a band of woodland surround the property.

Two separate drives offer the potential to divide the property into two separate lots

Cottages

Stable Cottage

This charming two-bedroom cottage of some 1200 sq ft is arranged over two floors, formed from the old carriage driveway and groom's cottage. The modern fitted kitchen has an Aga, there is a sitting room with an open fire and the ground floor bedroom has an en suite bathroom. On the first floor is a further bedroom suite with dressing room and bathroom. It comes with its own enclosed garden as well as a two-bay and single bay garage.

Horseshoe Cottage

This detached three-bedroom cottage of some 1500 sq ft is arranged over two floors. It comes with an adjacent outbuilding comprising a laundry room, store room and log store.

Cottages, Rillington Manor, Sands End, Rillington, Malton, North Yorkshire YO17 8LL

Approximate Gross Internal Floor Area

Horseshoe Cottage: 1,585 SQ FT / 147.3 SQ M

Stable Cottage: 1,741 SQ FT / 161.8 SQ M

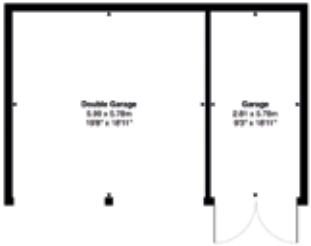
For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.

Horseshoe Cottage

Cottage: 1,185 SQ FT / 147.3 SQ M

Garages: 556 SQ FT / 51.6 SQ M

Total: 1,741 SQ FT / 161.8 SQ M



First Floor



Ground Floor

Stable Cottage

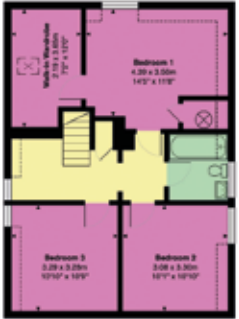
Cottage: 1,185 SQ FT / 147.3 SQ M

Stores: 118 SQ FT / 11.0 SQ M

Total: 1,585 SQ FT / 147.3 SQ M



Ground Floor



First Floor



Equestrian Centre

The facilities at Rillington Manor sit on the eastern boundary and are accessed from the main driveway as well as from a service track from Rillington village. They are immaculately presented, of a standard expected of a high-grade equestrian operation. Some of the original stalls and the stone mounting block from 1913 remain intact. The equestrian element with its associated facilities, all alarm-secured and contiguous.

The equestrian facilities include:

- Stable block constructed of brick and timber clad walls under a pitched and tiled roof surrounding a stable yard. There are ten stables (minimum size 12 ft x 12 ft) each with rubber flooring, a horse feeder and automatic drinker.
- Equestrian yard of hardstanding with external lighting and horse shower
- Outbuilding incorporating 3 stores,
- Vehicular store with concrete floor, power, light and double-height barn doors
- Hay store with double-height barn doors
- Two storey barn incorporating 2 stables, 2 stalls, secure tack room and stairs to first floor stores above
- Horse walker
- Well drained, floodlit outdoor manège arena with Martin Collins synthetic equestrian surface
- Indoor arena (136 ft x 82 ft)
- Paddocks border by post and rail and electric fencing, with automatic drinkers and 4 field shelters
- Some 52 acres of productive grassland

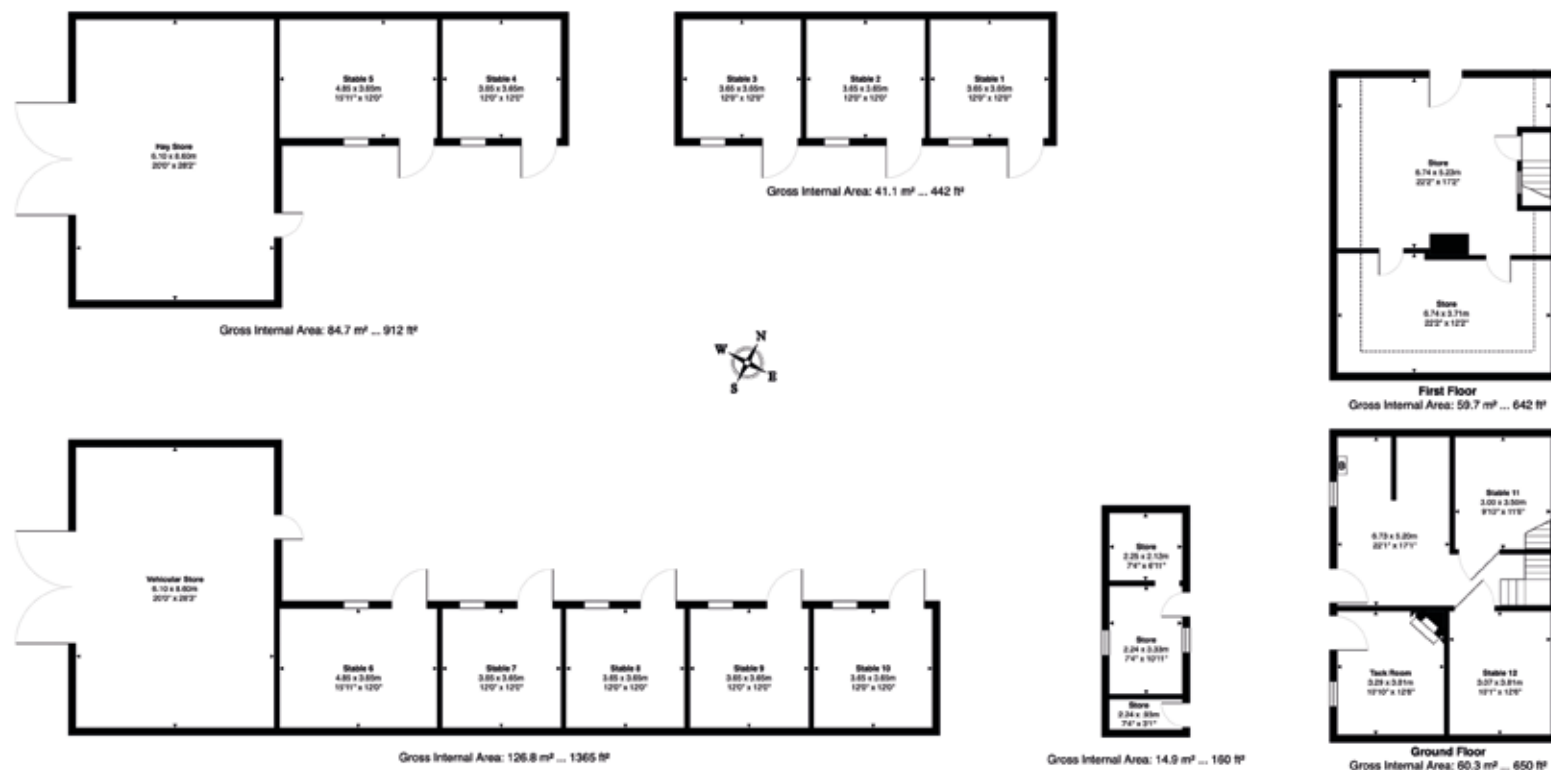
Although well suited to their current use, the buildings are adaptable and could be used for other purposes, subject to obtaining the appropriate planning approvals.

Equestrian Centre, Rillington Manor, Sands End, Rillington, Malton, North Yorkshire YO17 8LL

Approximate Gross Internal Floor Area

Stables & Stores: 4,171 SQ FT / 387.5 SQ M

For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



Outbuildings

There is a large modern agricultural barn with a steel portal frame, fibre cement roof, concrete panel walls with profile sheeting and Yorkshire boarding above. It is accessed through sliding barn doors and is currently used as an indoor arena. It has a waxed fibre and sand surface as well as electricity and power.

There are two general purpose agricultural units with skylights and a large area of hardstanding in front. These are attached to a four-bay open garage, which offers potential to become further stabling. There is also a two-bay open garage for cottage use.

Environs

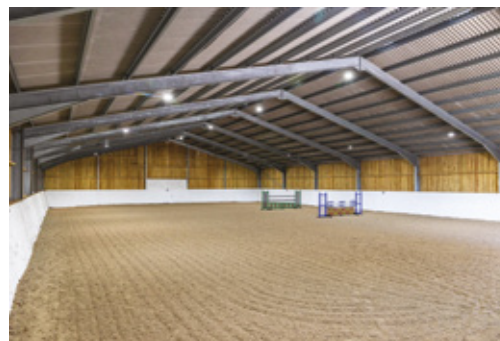
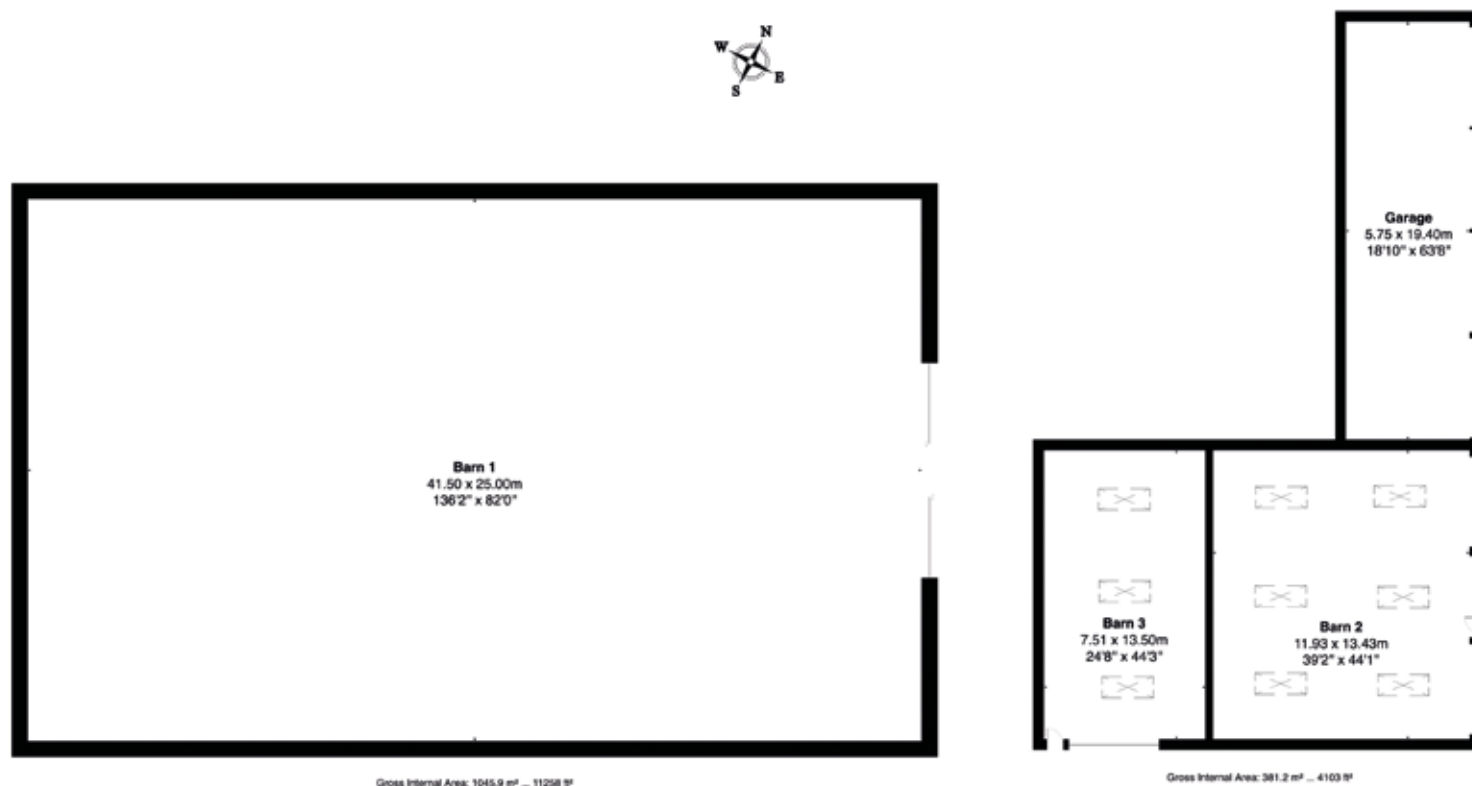
Rillington is a rural village offering a range of local amenities including pubs, primary school, post office and village store and the A64 passes through, giving access east and west. The York ring road with its retail outlets can be comfortably reached within half an hour, the national motorway network within 45 minutes and Leeds within an hour. Nearby is the Georgian market town of Malton which has built a national reputation as Yorkshire's Food Capital with its independent shops, cafés and restaurants, artisan food producers and brewers, food market and Food Lovers Festival as well as its annual music festival. Its local amenities include a community hospital, gyms, a swimming pool and cinema. Malton Railway Station offers direct links to the coast, to mainline York and on to Leeds, London, Liverpool and Manchester Airport. Ganton Golf Club is a few miles up the A64. A wide choice of independent schools lie within reach including Terrington Hall, Ampleforth College, Scarborough College, Pocklington School and those within the city of York.

Agricultural Units, Rillington Manor, Sands End, Rillington, Malton, North Yorkshire YO17 8LL

Approximate Gross Internal Floor Area

Agricultural Units: 15,361 SQ FT / 1,427 SQ M

For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.





Tenure: Freehold

EPC Rating: Exempt as Grade II listed

Services & Systems: Mains electricity, water. Oil central heating. Private drainage.

Rights of Way: Fenced public footpath on the western boundary

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.

Viewing: Strictly by appointment

Local Authority: North Yorkshire Council www.northyorks.gov.uk

Money Laundering Regulations: Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.

Directions: Heading east through Rillington on the A64, towards the far end of the village take the left hand turn onto Sands Lane, indicated by a small road sign on the verge. The driveway to Rillington Manor can be found at the far end of the lane on the left hand side.

///september.sanded.insisting



City

Country

Coast