

# LOW HALL

Askham Bryan, York



## LOW HALL

**Substantial and versatile period house discreetly situated within this most sought-after village with commanding views over almost two acres of gardens and grounds**

York city centre 5 miles • A1(M) 10 miles • Leeds 20 miles  
Harrogate 22 miles • Leeds Bradford airport 26 miles

5 reception rooms • kitchen/breakfast room with walk-in pantry • conservatory • cloakroom/wc

6 bedrooms • 4 bathrooms

External boiler house and store

Double garage • workshop • wood store • summer house • games/hobby room

Gardens and grounds

In all 1.8 acres

For Sale Freehold

**Blenkin**  
& Co

ESTABLISHED 1992

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# Low Hall, 54 Main Street, Askham Bryan, York YO23 3QU

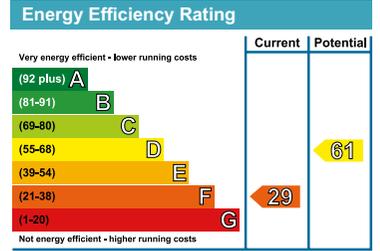
## Approximate Gross Internal Floor Area

Hall - 4213 SQ FT / 391.43 SQ M (Excl. Oil Tank, Boiler Room and Log Store)

Outbuildings - 1852 SQ FT / 172.08 SQ M (Incl External Basement Store)

Total - 6065 SQ FT / 563.51 SQ M

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



City                      Country                      Coast

Low Hall is believed to date from the late eighteenth century, with later additions including two fully integrated wings designed to complement the original building. The house is brought to life by its glorious, completely private gardens, which wrap around three sides of the property and afford far-reaching views extending as far as York Minster on a clear day.

Discreetly concealed from the village street and bordering the historic parish church, this outstanding property enjoys an idyllic pastoral setting and is offered to the market for the first time in nearly fifty years.

- Substantial, detached period house (not listed)
- Versatile accommodation extending to more than 4200 sq ft
- Range of traditional outbuildings including an original brick-lined loft
- Double garage and workshop
- Glorious mature wraparound gardens offering exceptional privacy
- Far-reaching countryside views towards the city of York
- Hugely appealing Conservation village close to York and convenient for Leeds



**Tenure:** Freehold

**EPC Rating:** F

**Council Tax Band:** G

**Services & Systems:** All mains services. Oil central heating. Alarm system.

**Fixtures & Fittings:** All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

**Local Authority:**

North Yorkshire Council  
[www.northyorks.gov.uk](http://www.northyorks.gov.uk)  
Conservation village

**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.





Low Hall stands beside the historic twelfth-century parish church, and part of the site is believed to have been occupied by an earlier manor house. Purchased by the current owners in the late 1970s, the property has been carefully extended and enhanced during their stewardship. Alongside nineteenth- and twentieth-century additions, an award-winning wing designed by a conservation-accredited architect has been created, providing additional accommodation while remaining sympathetic to the character of the original building.

The house has been updated with conservation-grade double-glazed timber windows throughout, with only a few exceptions. The Peter Thompson country kitchen, breakfast room and dining room retain their original windows, including a tall sixteen-pane sash window in the kitchen that enjoys a superb outlook across the cobbled drive. The

kitchen/breakfast room also features a wood-burning stove, a generous pantry and a window seat overlooking the lawned gardens.

A magnificent sitting room, elegantly proportioned with a high ceiling, is illuminated by picture windows on four sides and French doors opening onto external steps. Three further reception rooms - together with a library - offer excellent flexibility for both family living and entertaining, including a traditional 24-foot drawing room with an open basket-grate fire set within a traditional fireplace. In addition, there is a north-south-facing conservatory with floor-grille heating and automatic ventilation. The southern wing is accessed via a connecting hallway flanked by elegant pointed-arch windows, and includes the garden room of energy-efficient design featuring French doors opening south onto the garden.



The six bedrooms and four bathrooms are arranged across the ground and first floors. Within the original farmhouse, several of the bedrooms rise into the roof space and feature exposed beams, while all enjoy magnificent views across the gardens. beams. All bedrooms enjoy magnificent views over the gardens.

## Outside

The long approach drive runs alongside the historic church, flanked by grassy banks planted with spring bulbs. It divides in two, one branch continuing to the front of the Hall and the other leading to the outbuildings at the north-eastern corner of the property.

Behind the long boundary wall along the village street lie extensive lawns and a charming sunken garden, where scattered mature trees are underplanted with bulbs and a variety of shrubs, including carefully clipped topiarised yew. On the north side of the house, screened by a magnificent yew hedge, is a further sweep of lawned garden bordering open fields. Here there are additional groups of trees, including fruit trees, together with a wildlife pond that enhances the natural character of the setting.

## Outbuildings

A traditional range of outbuildings, formerly stables and stores, is arranged around an attractive cobbled forecourt. The double garage has an electric door together with light and power and is open to a workshop area above which lies a brick-lined pigeon loft.

Further buildings include an open summer house or loggia with a barbecue and fireplace, a hobby or games room with a York stone floor and wood-burning stove - created from two former stables - and a separate wood store.





## Environs

Askham Bryan is widely regarded as one of the most desirable villages in this part of North Yorkshire. Despite its distinctly rural character, it offers excellent accessibility, lying just to the west of the historic city of York, with its mainline railway station, while the A1(M) and Leeds are easily reached to the west.

The village itself is a traditional and affluent Conservation village centred around a Norman church, village pond and attractive historic buildings. Amenities include a popular public house and village hall, while the renowned Askham Bryan Agricultural College is located on the edge of the village. Nearby Askham Richard provides a well-regarded primary school, and the highly regarded independent schools in York are within easy reach.

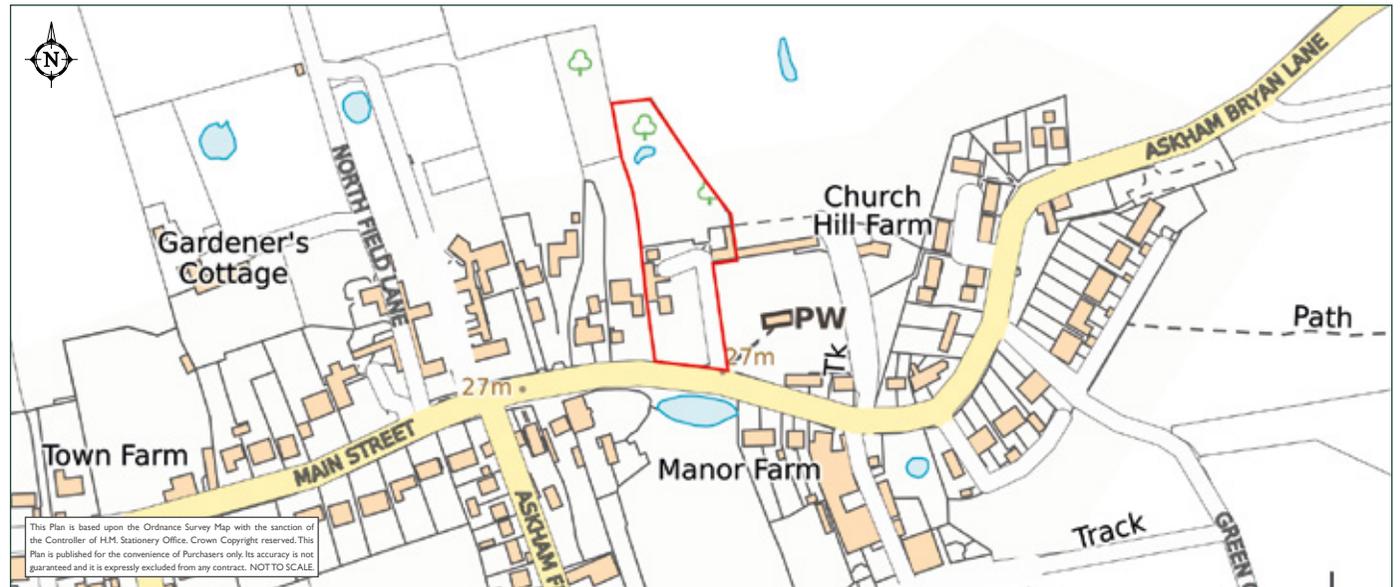
## Directions

The drive can be found alongside the village church, opposite the duck pond.

**What3words:** ///mugs.giant.folds

## Viewing

Strictly by appointment.



**Important notice** 1. No description or information given about the property or its value, whether written or verbal and whether or not in these Particulars ("Information") may be relied upon as a statement or representation of fact. Neither Blenkin & Co nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Blenkin & Co or the seller/lessor. 2. Any photographs (and artists' impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. 4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given. **NB:** Google map images may neither be current nor a true representation. **Photographs, property spec and video highlights:** May and June 2025. Brochure by wordperfectprint.com

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