



LUND HOUSE • LUND • EAST RIDING OF YORKSHIRE





LUND HOUSE

18 North Road, Lund, East Riding of
Yorkshire YO25 9TF

*Beverley 6 miles • Driffeld 7 miles
Pocklington 13 miles • Hull 14 miles
Malton 21 miles • York 24 miles*

**One of the finest country houses
between York and Beverley**

Entrance and inner hall • cloakroom wc
staircase hall • 3 reception rooms • study
kitchen breakfast room • utility room

Principal bedroom suite with dressing room
and bathroom. 3 further bedrooms
2 further bathrooms (1 en suite)
separate wc

2 stores • 2 outbuildings • wine store 4-bay
garage block • garden store • gardener's wc
stable block • outdoor arena

Paddocks • field shelter

Pond • boating lake with pontoon

In all some 7½ acres

For Sale Freehold

Along with extensive gardens, this country house enjoys some of the finest uninterrupted views in the East Riding of Yorkshire and stands in the heart of Lund, widely regarded as the region's finest village. The house dates from circa 1813 and has undergone a comprehensive programme of restoration in recent years. Originally constructed as a rectory, it has been superbly updated throughout to include a range of superb equestrian amenities and glorious landscaped gardens and grounds.

- Grade II listed Georgian country house and Victorian coach house
- Principal house has versatile accommodation of more than 4100 sq ft
- Luxurious fixtures and fittings throughout
- Outbuildings totalling nearly 2000 sq ft including a 4-bay garage
- Equestrian property – stables, arena, paddocks
- Unusually fine landscaped gardens with a boating lake
- Village property, very private, not overlooked by neighbours
- Uninterrupted views stretching over the Yorkshire Wolds towards the coast

Lund House has late eighteenth century origins and is constructed of red brick with a stone slate roof. It was the location for the 1954 Ealing Studios film 'Lease of Life'. In the 1860s, canted bays were added to the principal reception rooms bringing extra grandeur and panoramic views. During this period, the high brick wall along the frontage and the coach house were also erected. Many internal features characteristic of the Georgian and Victorian periods remain intact including high ceilings with ornate cornicing and ceiling roses, decorative architraves, moulded archways, the original staircase with a polished mahogany handrail, some mellow floorboards, beautiful fireplaces on both floors and multi-paned sash windows. There are cast iron radiators and chinoiserie wallpaper.





The Martin Moore 'classic English design' kitchen was installed in 2021 and includes an island unit with breakfast table, electric Aga and fitted cabinetry with a window seat. Alongside is a large utility room. The formal dining room and drawing room sit either side of the central hall. Both enjoy elegant proportions, have handsome fireplaces and bay windows that give a glorious outlook over the garden. An additional sitting room has a multi-fuel stove and French doors onto the south facing terrace. A handsome turning staircase ascends to the spacious first floor landing which gives access to all four bedrooms.

The principal bedroom suite enjoys glorious views down the garden and across open countryside as far as the eye can see; it has a fitted dressing room and a magnificent bathroom with both a freestanding bath tub and shower. The guest bedroom is also an outstanding suite, double aspect with underfloor heating and a large and luxurious bathroom including a freestanding bath and shower. There are two further double bedrooms, a house bathroom and a separate wc.

Outside

A handsome gate within a high brick wall gives access to a gravel drive that crosses a cattle grid and sweeps around to the garaging, the beautifully maintained stables and the front entrance of the house.



The drive is concealed from the rear landscaped gardens behind a well-established beech hedge. A second pair of gates, also on the village lane, gives access to a car park alongside the arena, designed to accommodate tractors and horse trailers. This working drive continues to the gardens and grounds on the northern boundary.

A paved garden terrace surrounds the south and east elevations of Lund House; it is elevated and enclosed with clipped box hedging and balloon box topiary. A broad flight of stone steps descends to the glorious lawned gardens that wrap around three sides of the house and include a wildlife pond on one side. On the other side are gardens planted with deep herbaceous borders intersected with gravel pathways and sunny patios; there is a 'secret garden', a productive vegetable and soft fruits garden, an orchard and a Hartley Botanic greenhouse with power and heating. Parkland railings divide the gardens from the four paddocks which are bounded by post and rail fencing with an electric line and have a water supply and field shelter. A central grassed walkway leads to the boating lake with small pontoon, located on the far eastern boundary of the property. This idyllic spot is protected by mature trees and includes a circular grassed path. Beyond lies verdant green pastures.

Outbuildings

The detached, modern garage block has power and light and securely accommodates four cars. Alongside is the coach house, a mid-nineteenth century building with some original Victorian fittings. It has been renovated to provide a tack room and three stables with north and south facing windows and doors, water, power and natural light. The outdoor school/arena lies adjacent and has a sand and rubber cushioned surface. It is well sheltered being part walled and part fenced with a mature hedge dividing the arena from the gardens.

Environs

Lund is one of the most picturesque and admired rural villages in the East Riding, sitting in rolling countryside at the edge of the Wolds between two market towns. The local public house, The Wellington Inn, is a gastro pub with a far-reaching reputation and the Michelin starred Pipe and Glass lies just three miles to the south.

As well as the pub, this village also has a church and chapel, a new village hall, a children's playground and flourishing online community. Ten minutes by car, nearby Beverley regularly features as one of the best places to live in the country and is an historic market town with an excellent

range of facilities together with its Minster, racecourse, private golf club and a superb range of shops. The Yorkshire coast lies within a half hour drive. M62 14 miles away. Excellent independent schooling can be found at Hull, York and Pocklington.



Lund House, 18 North Road, Lund, East Riding of Yorkshire YO25 9TF

Tenure: Freehold

EPC Rating: Exempt as grade II listed

Services & Systems: All mains services. Oil central heating. LPG gas. Internet – fibre to the premises and ethernet cable wiring.

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

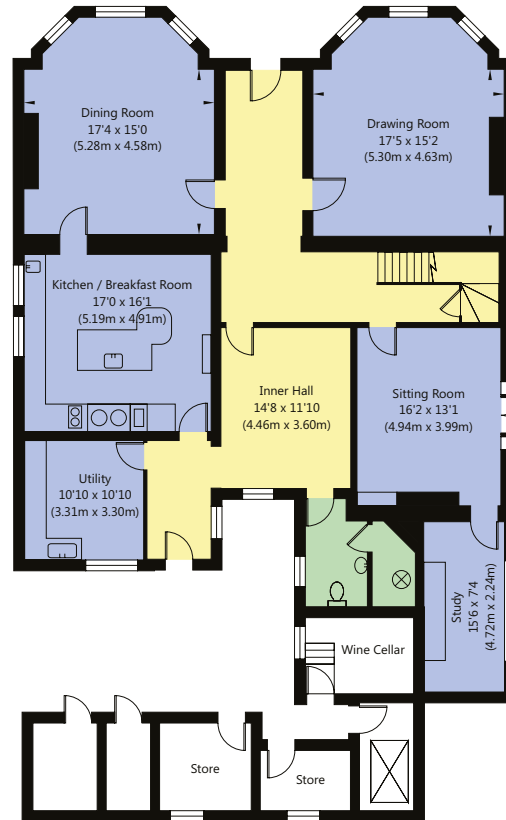
Local Authority: North Yorkshire Council www.northyorks.gov.uk
Conservation area.

Directions: Heading into the village from the north along North Road, the property can be found some 200 metres down on the left hand side.

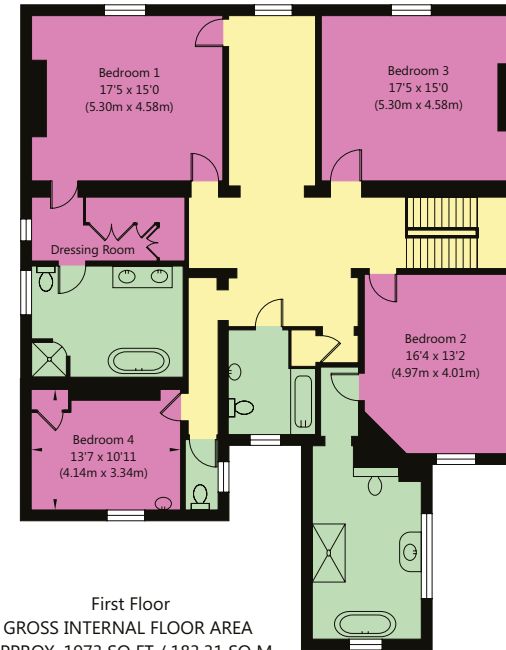


Approximate Gross Internal Floor Area
Main House - 4102 SQ FT / 381.06 SQ M - (Excluding Outbuildings)
Total - 6101 SQ FT / 566.81 SQ M

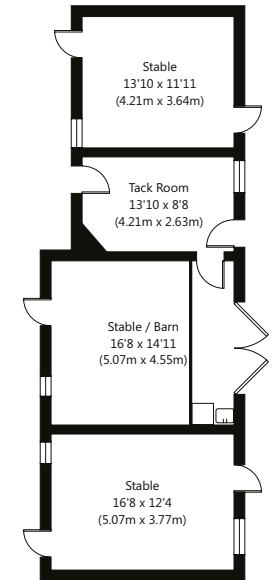
For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



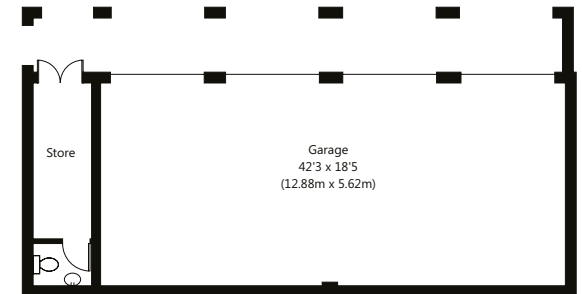
Ground Floor - (Excluding Outbuildings)
GROSS INTERNAL FLOOR AREA
APPROX. 2129 SQ FT / 197.75 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1973 SQ FT / 183.31 SQ M



Stable Block
GROSS INTERNAL FLOOR AREA
APPROX. 774 SQ FT / 71.95 SQ M



Garage
GROSS INTERNAL FLOOR AREA
APPROX. 892 SQ FT / 82.9 SQ M

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City

Country

Coast