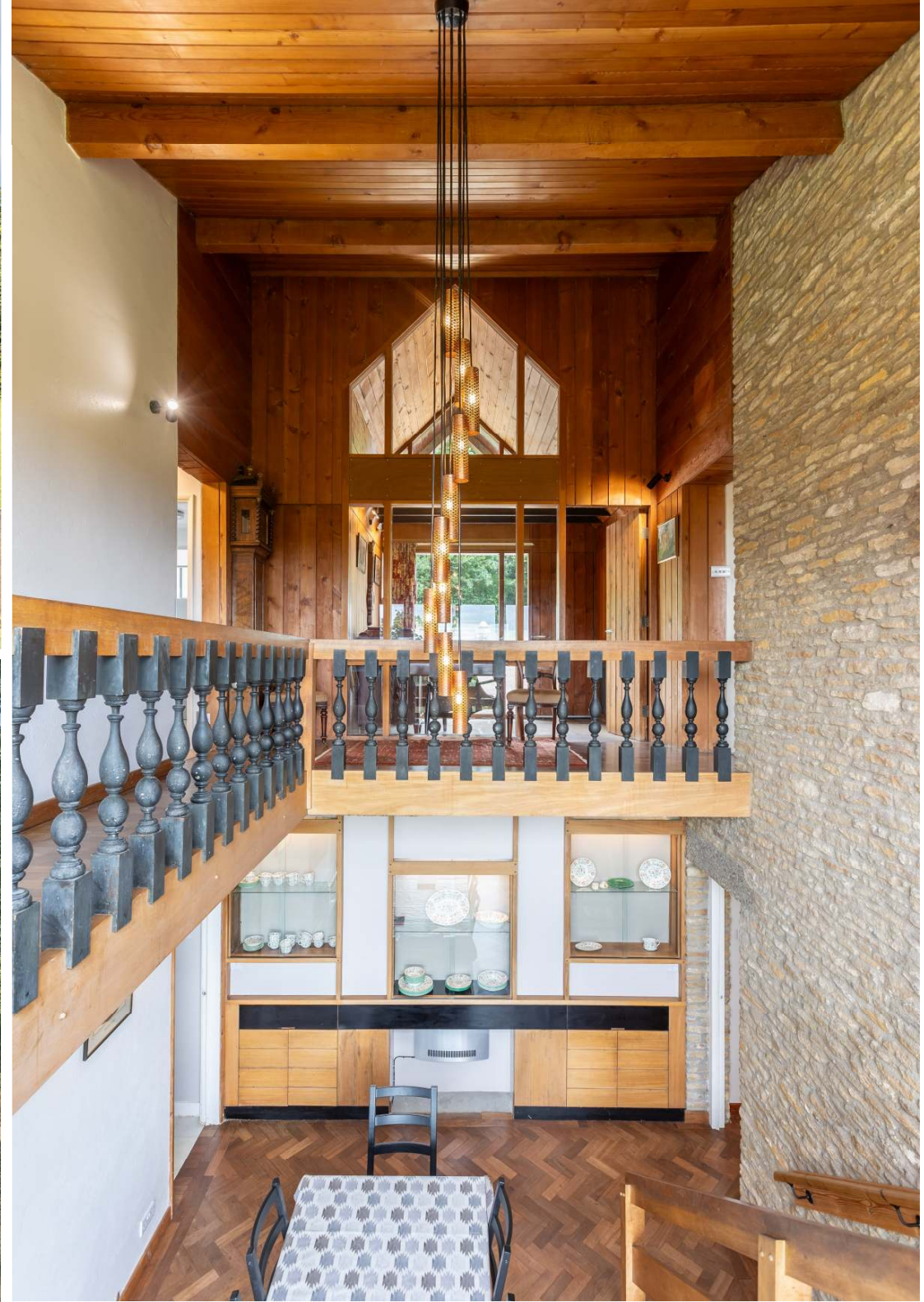




Dalby Hall
Terrington, York YO60 6PF





DALBY HALL, TERRINGTON, YORK YO60 6PF

Approximate Distances: Brandsby 4 miles, Sheriff Hutton 4 miles, Malton 10 miles, Helmsley 11 miles, York 15 miles

A STUNNING CONTEMPORARY PROPERTY OCCUPYING A SUBLIME ANCIENT HILLSIDE POSITION ON THE EDGE OF THE HOWARDIAN HILLS AONB WITH UNRIVALLED SOUTHERLY VIEWS OVER THE VALE OF YORK

Lot One:	Dalby Hall	Galleried Dining Hall, Drawing Room, Fitted Kitchen with Aga, Domestic Offices, Galleried Landing, Entrance Lobby, 5 bedrooms, Bathroom, Shower Room. Ample forecourt/turning area, formal lawns, adjoining vegetable/fruit gardens. Traditional stone and pantile range. EPC rating E.
Lot Two:	Coach House Cottage	Entrance Hall, Kitchen with Dining Area, integral Garage, Bathroom, separate WC, first floor Sitting Room and 2 bedrooms. EPC Exempt.
Lot Three:	Adjoining Land	A parcel of adjoining pastureland of about one third of an acre.

AVAILABLE AS A WHOLE OR IN THREE LOTS

PARTICULARS FOR SALE

Dalby is a small hilltop hamlet a short distance west of the renowned village of Terrington and Dalby Hall is built on the site of a Jacobean mansion that had fallen into disrepair by the 1950s. It commands what must surely be some of the best views to the south, east and west in the whole of North Yorkshire. The current house used the original stone and was designed in 1962 by Ronald Simms of Paice and Simms of York, whose partner was the acclaimed ecclesiastical architect George Paice, and whose influence may clearly be seen. The design with split level entry upstairs, extensive use of glass and an open staircase encircling the Dining Room, aims to make the most of the views from the moment one enters the house and to connect the interior to the countryside all around. The manner in which the interior is laid out means that one is never deprived of a view to the countryside and indeed, has maximum exposure to it. The house and gardens face due south, so that the sunrise is visible from the eastern gable windows whilst the large windows generally, maximise the light throughout the day. The gardens offer total peace and quiet and provide a stage from which to look out over much of North Yorkshire, with York Minster visible on the horizon. The original 18th Century Coach House was retained and converted to a charming two bedroom Cottage.

Dalby lies on the southernmost edge of The Howardian Hills (AONB) and the nationally important Castle Howard Estate lies only a short distance away to the east in the heart of the eponymous hills. There are many natural attractions within reach to include the North York Moors National Park the Howardian Hills and the East coast.

Attractions in the immediate area include the mansion houses of Castle Howard and Nunnington Hall, the ecclesiastical ruins of Rievaulx Abbey and Byland Abbey and castles at Helmsley, Pickering and Scarborough. In addition, the city of York with its city walls and superb Minster lies just 15 miles away to the south.

Dalby is extremely conveniently located, lying approximately equidistant between the popular villages of Brandsby and Sheriff Hutton, the latter of which possesses a much more comprehensive range of facilities than is normally found in many villages these days. In nearby Terrington is a Church, Village Shop, mobile Post Office and the well known preparatory school of Terrington Hall whilst to the north west is the renowned co-educational public school of Ampleforth College. The railway station at Malton links with the main line at York from where there are regular services to London (King's Cross).

The sale of Dalby Hall therefore offers potential purchasers an exciting opportunity to acquire a most wonderfully situated contemporary property with the option of an adjacent Coach House and adjoining pasture land in a quite stunning position in a beautiful yet accessible part of the countryside.

Lot 1 – Dalby Hall

Bearing witness to its hillside position, the gravelled forecourt lies at first floor level and gives direct access to an Entrance Lobby where a door within an inner screen opens to the Galleried Landing and an open

tread staircase descends to the ground floor via a deep Half-Landing with woodblock floor, exposed stone elevation, boarded ceiling and large glazed screen offering wonderful southerly views. At ground floor level is a most atmospheric galleried Dining Hall effectively occupying its own atrium with parquet floor, built in glass fronted china display cabinets and glazed screen with views to the front lawn. The remainder of the eastern section of the ground floor is given over to a wonderful south facing Drawing Room with parquet floor, exposed stone elevations and stone fireplace. Again, a large glazed screen provides wonderful southerly views whilst to the eastern gable is a garden door to the front lawn.

The western side of the house is occupied by the domestic offices and the Kitchen with tiled floor and 2-oven Aga and a door opens to a useful Pantry. The remaining domestic offices lie off a side Hall and comprise a Utility Room, separate WC and various stores comprising a freezer room, boiler room and garden store.

To the eastern wing of the first floor are three bedrooms and a Bathroom whilst to the western wing are two further bedrooms and a Shower Room.

Externally, the gardens and grounds are a true delight and do indeed form the perfect setting for this wonderful property. The gravelled forecourt is bounded by mature annuals and perennials to include

Currant, Japanese Berberis and Cotoneaster. To the front of the Church boundary wall is a sloping lawn bounded by Viburnum, Lilac and Privet whilst a prolific Canary Island Ivy surmounts much of the wall. At a lower level is a brick and timber garden store and beyond, is a traditional stone and pantile former stable range comprising an open fronted Cart Shed and a Stable currently used as a general garden store. The principal gardens are lawned and to the western edge is a stone wall bounded by a deep shaped bed containing a plethora of mature plants and shrubs to include Climbing Rose, Hydrangea, Bay, Roses and a host of annuals. Adjacent, a short flight of stone steps leads down to a lower terraced area of garden. The principal lawn is to the east of the house and is laid down to a good level lawn which could equally be used as a grass tennis court or croquet lawn and is bounded on its northern side by a high stone wall surmounted by Roses and Clematis. Below lies the terraced area which contains a magnificent specimen Beech and enables a most pleasant circular walk.

To the east of the grounds lies a small Orchard containing various trees and there are also a number of fruit canes. Beyond lies the vegetable and flower garden bounded on its northern side by a stone retaining wall where there are Ornamental Fig, Roses, Redcurrant and a metal greenhouse. At the lower level is a fine boundary hedge of Holly, Hazel and Hawthorn.

Lot 2 – Coach House Cottage

Adjoining the forecourt is this fine stone former Coach House which has been converted to provide a pleasant two bedroom cottage with the reception room arranged to the first floor so as to capture the splendid views. An ample Hall with exposed stone elevations leads directly to a separate WC and a Bathroom. Beyond is a good sized Dining Kitchen being open to the ridge with exposed stone elevations, roof light and open fire with stone hearth. There is a full height sash window to the western elevation.

To the first floor is a spacious Sitting Room being open to the ridge with exposed structural timbers and a picture window to the eastern gable offers extensive south and easterly views. To this floor are two further bedrooms, both being open to the ridge. To the ground floor also is a most useful integral Garage with electric up and over door, water and power supply.

Lot 3 – Adjoining Land

Adjoining the eastern elevation of Coach House Cottage is a parcel of grassland extending to about one third of an acre which may usefully be acquired in conjunction with either Dalby Hall or Coach House Cottage. There is vehicular access from the public highway immediately adjacent to the entrance gateposts to Dalby Hall.

VIEWING

Strictly by appointment through the sole agents, Messrs Humberts York office, telephone (01904) 611828.



DIRECTIONS

Travelling north from Sheriff Hutton and at the top of Terrington Bank, turn left (do not take the next right hand bend towards Hovingham) and carry on along this road for about a mile where a discreet left turn for the Church leads to Low Lane and the entrance to Dalby Hall is immediately on the left.

SERVICES

Mains water and electricity. Drainage is to private systems. Oil fired central heating to the Hall. The Cottage has electric night storage heaters.

TENURE

The property is held Freehold.

FIXTURES AND FITTINGS

All fixtures and fittings usually denominated Landlords' fixtures on the property and belonging to the Vendor will be included in the sale. Carpets,

curtains, furniture, fixtures and fittings usually denominated Tenants' fixtures are excluded from the sale. All objects of statuary, chattels, furniture, furnishings, wall hangings, display cases, pictures, prints, light fittings and garden ornaments and statues are specifically excluded from the sale.

LOCAL AUTHORITY

North Yorkshire Council

Tel: (0300) 1312131

MONEY LAUNDERING LEGISLATION

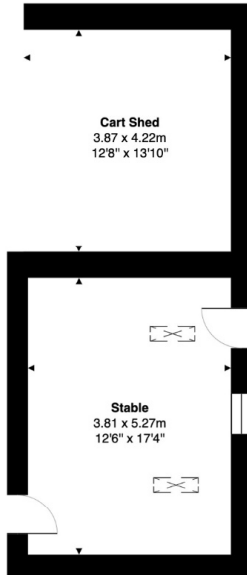
In accordance with Anti Money Laundering Legislation, buyers will be required to provide identification documents to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed. Your co-operation with this is much appreciated and will assist with the smooth progression of the sale.



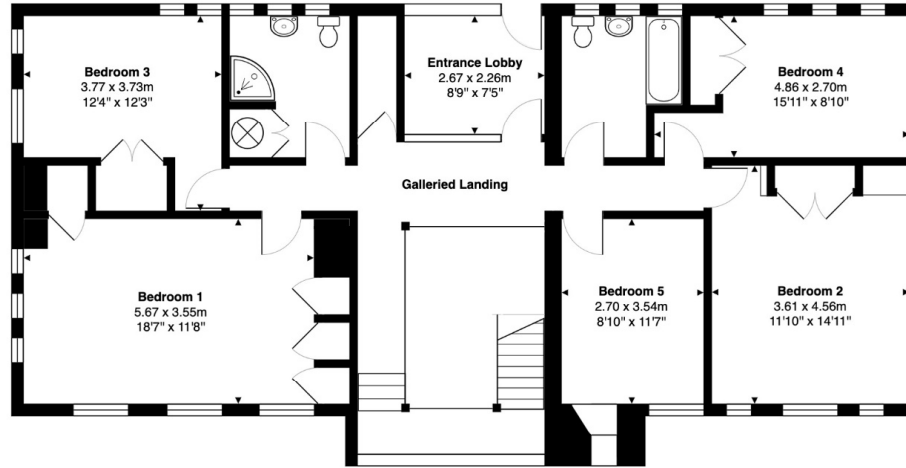
Dalby Hall



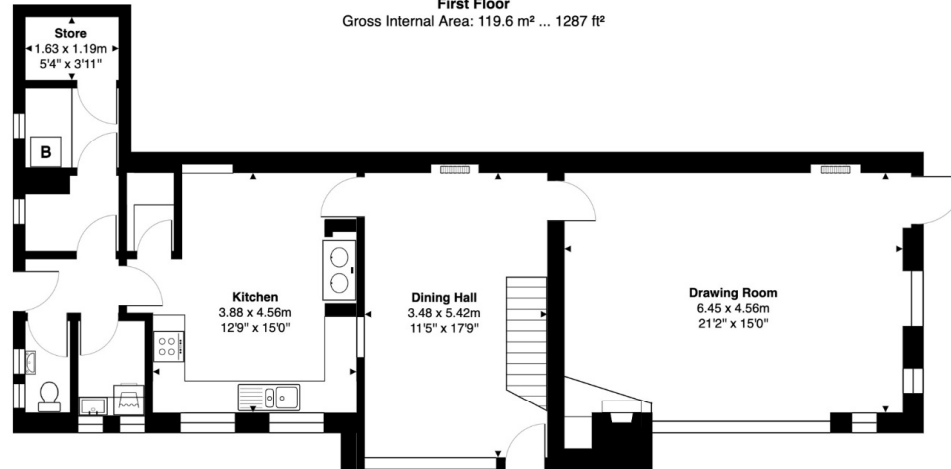
Gross Internal Area: 5.0 m² ... 54 ft²



Gross Internal Area: 39.1 m² ... 421 ft²



First Floor
Gross Internal Area: 119.6 m² ... 1287 ft²

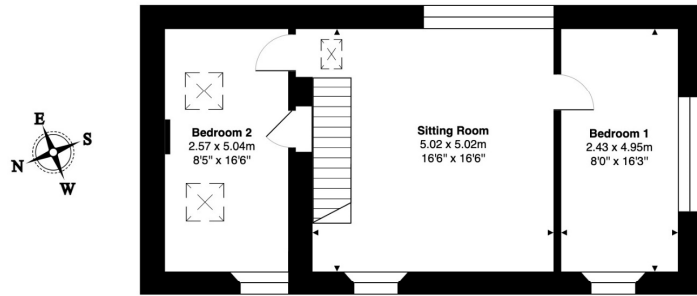


Ground Floor
Gross Internal Area: 87.0 m² ... 937 ft²

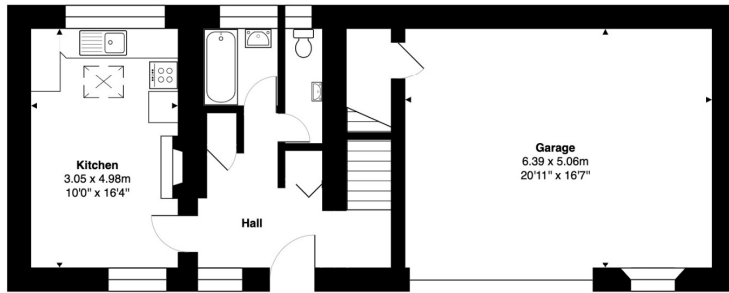
Gross Internal Area: 250.7 m² ... 2699 ft²

All measurements are approximated for display purposes only and should be independently verified
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Coach House Cottage



First Floor
Gross Internal Area: 52.6 m² ... 566 ft²



Ground Floor
Gross Internal Area: 70.6 m² ... 760 ft²

Gross Internal Area: 123.2 m² ... 1326 ft²
All measurements are approximated for display purposes only and should be independently verified
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Dalby Hall

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

Note: The Coach House is EPC Exempt



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