

NORTH YORK MOORS NATIONAL PARK HOLLINS HALL, GROSMONT



Truly unique character property set in around six acres of land, quietly located close to the pretty Moorland village of Grosmont.

The accommodation is beautifully presented and has a wealth of original features including a magnificent dining/living hall built in the Gothic style.

Further accommodation comprises; dining kitchen, sitting room and snug. Four bedrooms, two of which are en-suite. Luxury house bathroom.

Gardens, woodlands and paddock.

The owner will pay the stamp duty over £500,000

GUIDE PRICE £575,000

Hollins Hall is a truly unique property set in around seven acres of gardens, land and woodland, quietly located close to the pretty Moorland village of Grosmont. The property enjoys lovely views across the Esk Valley. Originally constructed in the early twentieth century in the Victorian Gothic style as a Billiard Hall, the property boasts a number of attractive period details, in particular a magnificent living dining hall complete with a vaulted barrel style ceiling with ornate moulding and corncing, parquet floor and floor length windows to the front and rear inset with an intricate series of stained glass images.

Further accommodation includes; Entrance hall, dining kitchen with bespoke French oak units, sitting room and snug. Two first floor double bedrooms, one with an en-suite shower room. Two further ground floor bedrooms, one of which has an en-suite shower room and luxury family bathroom with free standing roll top bath.

The property stands in around six acres, with a manageable garden lying to the front with grass paddock beyond stretching up the hillside towards Eskdaleside. To the rear of the property is a paved area, further grass land and woodland with a variety of mature deciduous and hard wood trees. There is ample parking to the side of the property and in the double garage and ample storage to be found in the cellar beneath the Hall.

Grosmont is a pretty and popular Moorland village famous for the steam railway which runs between Pickering and Grosmont. An important tourist destination, the opportunities for outdoor recreation in and around Grosmont and the North York Moors are endless. The sea-side town of Whitby lies only seven miles to the north and offers a wide array of amenities.



Looking north across the paddock towards Hollins Hall

ACCOMMODATION COMPRISES

FRONT DOOR

Timber painted front door with inset arched glass lights and fan shaped stained glass window over.

ENTRANCE HALL

4.80m(15'9") x 2.50m(8'2")

Encaustic tiled floor. Exposed dressed sandstone stone work. Partially oak panelled walls and ceiling. Wall light point. Telephone point. Wall light point. Radiator concealed behind fretted cover. Doors to Bedrooms one and two and Bathroom.



DRAWING ROOM

9.90m(32'6") x 6.10m(20'0")

A magnificent room arranged as both a dining and drawing room with a ceiling height of some seventeen foot. Five full height arched windows to the front and rear with those to the front opening out into the garden and featuring a series of leaded stained glass images. Vaulted ceiling with intricate coving and plasterwork featuring a chrysanthemum flower motif. Moulded frieze to all sides with inset electric lights. Picture rail. Solid parquet wood flooring. Polished oak panelling to part.



Open stone fireplace with cast iron grate and copper canopy over with carved stone mantel. Two wall light points. Stairs to the First floor. Generous under stairs cupboard. Three radiators. Television point. Telephone point.



SITTING ROOM

4.00m(13'1") x 3.40m(11'2")

Large double glazed casement window to the rear overlooking the wood and across the valley. Coving. Ceiling rose. Franco Belgie solid glazed wood burning stove set on a tiled hearth. Telephone point. Television point. Radiator.

SNUG

3.00m(9'10") x 2.80m(9'2")

Sliding patio windows to the front onto the front garden. Window to the side. Television. Wall mounted feature electric fire. Half glazed door to;

DINING KITCHEN

6.20m(20'4") x 4.00m(13'1")

Range of joiner fitted base and wall units made from French oak and featuring glass fronted display cabinets and with under cupboard lighting. Integrated fridge freezer.



Alcove housing cream Range oven with French oak over mantel. Belfast sink with bronze mixer tap. Windows to the front elevation. French doors to the front. Recessed lights controlled via a dimmer switch. Loft access hatch. Telephone point. Tiled floor. Electric under floor heating. Door leading to the garage.

BEDROOM ONE

4.20m(13'9") x 4.10m(13'5")

Ground floor bedroom. Double room. Large picture window to the front overlooking the wood and across the valley. Casement window to the side. Coving. Ceiling rose. Two radiators.



BEDROOM TWO

4.10m(13'5") max x 2.10m(6'11")

Ground floor bedroom. Encaustic tiled floor. Two wall light points. Casement window to the rear, overlooking the woods and across the valley. Radiator. Fitted dressing and storage units. Incorporating;

EN-SUITE SHOWER AREA

Shower cubicle with Mira advance shower over. Pedestal wash hand basin set in vanity unit. Shaver point. Extractor fan.

BATHROOM

2.40m(7'10") x 1.80m(5'11")

Encaustic tiled floor. Wash hand basin set in vanity unit. Free standing roll top bath set on a raised tiled plinth. Radiator with heated ladder towel rail. Tiled walls. Extractor fan. Double glazed window to the rear.



SEPARATE WC

1.20m(3'11") x 1.10m(3'7")

Low flush WC. Fully tiled walls. Encaustic tiled floor. Glazed window to the side.

BEDROOM THREE

4.00m(13'1") x 3.00m(9'10")

First floor bedroom. Double room. Window to rear elevation with lovely views. Radiator. Loft access hatch. Fitted cupboard with hanging space. Airing cupboard with new hot water cylinder and electric immersion heater. En-suite cloakroom with low flush WC, pedestal wash hand basin and electric light and shaver point.

BEDROOM FOUR

3.40m(11'2") x 3.00m(9'10")

Double glazed window to the front elevation, over looking the garden. Radiator. Fitted walk in wardrobe

ENSUITE SHOWER ROOM

1.90m(6'3") max x 1.20m(3'11")

Fully tiled shower cubicle with Redring shower over. Low flush WC. Pedestal wash hand basin. Extractor fan. Half tiled walls.

CELLER

Accessed from outside the property, the good sized celler is made of up of several separate areas and provides an excellent space for storage. Oil fired Statesmen central heating boiler.

OUTSIDE

Hollins Hall is approached via a long driveway which sweeps down the western side of the front paddock, the drive passes neighbouring Hollins House and through a timber gate onto the drive for Hollins Hall. South facing the garden enjoys a sunny aspect and within the attractive grounds there are a number of specimen trees including a fine magnolia and lilac. A level expanse of lawn lies to the far boundary sheltered by a belt of mature trees making it a very private spot, a further lawn lies directly to the front of the property. Borders are stocked with a variety of annuals and perennials including snowdrops and spring bulbs and standard rose bushes line the far wall. A paved area provides a lovely spot to sit out and enjoy the views. Outside water supply. Outside lights.

DOUBLE GARAGE

6.70m(22'0") x 4.90m(16'1")

Double painted timber doors. Concrete floor. Electric light and power. Automatic washing machine point. Over head cupboard housing electric fuses. Door to the rear. Ample parking on the lengthy drive and in the covered carport in front of the garage.

FRONT PADDOCK

To the front of Hollins Hall lies a gently sloping grass paddock measuring just over 4 acres in total.



REAR & WOODLAND

Stone steps lead down from the garage to a hard paved area, with access to a useful stone built stable measuring approx 4.9m x 2.6m, timber stable door and window to the front.



The land gently slopes away into a substantial area of well stocked woodland with a variety of mature specimen trees including beech and horse chestnuts amongst others. The wood gently slopes away and is a haven for local wild and bird life.



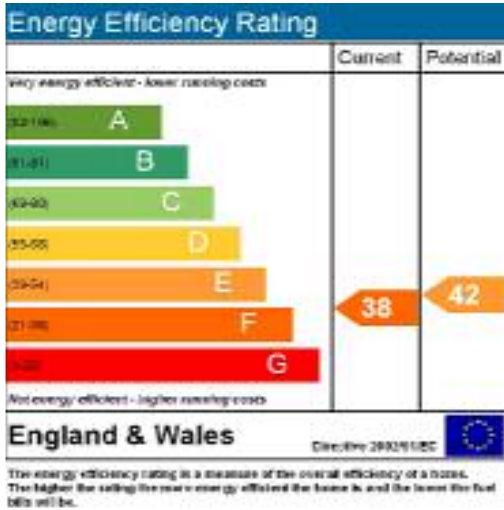
GENERAL INFORMATION

- Services: Mains water and electricity. Private drainage to a septic tank Oil fired central heating.
- Council Tax: Band F
- Tenure: We understand that the property is freehold and that vacant possession will be granted upon completion.
- Planning: North York Moors National Park Authority, The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP. Tel: 01439 770657.
- Viewing: Strictly by appointment with the Agent's Pickering office.
- Legal: The drive belongs to Hollins Hall, Hollins House has a right of way along the drive up to their property.

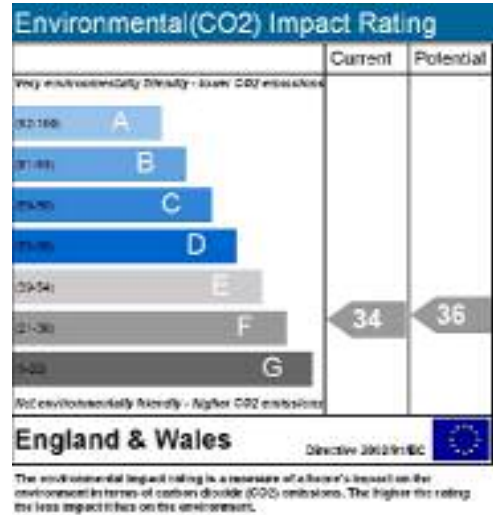
ADDITIONAL INFORMATION

Room sizes are measured in metres to the nearest tenth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is intended only as an approximate guide. The services as described have not been tested and cannot be guaranteed.

ENERGY EFFICIENCY RATING



ENVIRONMENTAL IMPACT RATING



These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person within the firm's employment has the authority to make or give any representation or warranty in respect of the property.