

## THROXENBY HALL SCARBOROUGH



The Major Part of a mid-Victorian Country House with Breathtaking Gardens and Views. Accommodation on Three Floors Retains Period Features such as Moulded Covings and an Impressive Cantilevered Staircase. Three Well-proportioned Reception Rooms, Kitchen, Utility and Cloakroom. Three First Floor Bedrooms, (Master with En-suite Shower Room) and Family Bathroom. Three Second Floor Rooms and Box Room. Gas Central Heating,, Double Glazing and Double Garage at the Rear. The Gardens are a Surprise and a Delight.

### GUIDE PRICE £575,000

Throxenby Hall is the major part of a grand house built in the mid-nineteenth century as a shooting lodge by Lord Londesborough. Quietly located on the western edge of the town of Scarborough and on the door step of the North York Moors. Throxenby Mere, with its fishing, is less than half a mile distant. Lord Londesborough's grandchildren were the Sitwells and it is interesting to speculate whether any of those brilliant siblings, or their set, ever stayed at the house.

Constructed in coursed stone with a slate roof, the property has imposing stone bay windows and balconied portico over the front entrance door. The accommodation, which is laid out on three floors, retains a number of fine period features, such as: moulded coving, scroll brackets supporting beams and an impressive cantilevered staircase to the first floor. The property has three well-proportioned reception rooms, kitchen, utility and cloakroom on the ground floor with three first floor bedrooms, (master bedroom with en-suite shower room) and a family bathroom. On the second floor are three attic rooms and a box room. Gas central heating, double glazing and a double garage at the rear.

From the south side of the house there is a breathtaking view over the beautiful Italianate gardens, laid out in a formal parterre, and beyond to Jacob's Mount and the escarpment of Raincliffe Woods. The property is approached over a lengthy drive, which runs between lawns studded with lines of clipped yews, and sweeps around a circular lawn to the front door.

Please note that the attached No 3 Throxenby Hall is also available, by separate negotiation.

#### ACCOMMODATION COMPRISES

##### FRONT DOOR

Panelled timber door with glazed panes under balconied stone portico. The open stone porch has a red and black chequerboard tiled floor. Outside lantern light.

##### RECEPTION HALL

5.20 m(17'1") x 4.70 m(15'5")

Oak floor. Marble fireplace with decorative ceramic tile insets. Moulded coving and ceiling rose. Radiator. Glazed double doors to inner hall with glazed light over.



##### STAIRCASE HALL

4.90 m(16'1") max x 3.10 m(10'2")

Cantilevered staircase to first floor with curtail and moulded strings. Radiator. Small under-stairs cupboard. Coat hooks. Coving. Moulded scroll brackets supporting ceiling beam.



##### CLOAKROOM

3.00 m(9'10") x 1.00 m(3'3")

White low flush WC and pedestal wash hand basin. Half-tiled walls. Coving. Radiator.

##### DINING ROOM

5.70 m(18'8") x 4.20 m(13'9")

Entrance door with glazed panes. Radiator. Fireplace with tiled hearth, decorative tile insets and carved, stained over-mantel. Picture rail. Coving. Half-glazed door to:



#### GARDEN ROOM

7.40 m(24'3") x 2.90 m(9'6") into bay  
Parquet floor. Glazed French windows to garden.

#### SITTING ROOM

6.10 m(20'0") into bay x 5.80 m(19'0")  
Bay window. Moulded coving and ceiling rose. Radiator. Picture rail and dado rail. Television point. Glazed French windows to Garden Room. Two radiators.



#### KITCHEN

3.90 m(12'10") x 3.40 m(11'2")  
Range of white base and wall units incorporating stainless steel single drainer sink unit. Integrated Neff dishwasher, refrigerator and electric oven. Four ring gas hob and Zanussi extractor hood over. Breakfast bar. Two radiators. Panelled door with glazed panes.

#### UTILITY ROOM

3.60 m(11'10") x 1.80 m(5'11")  
Fitted cupboards. Worktop with automatic washing machine point under. Half-glazed door to rear. Coving. Wall-mounted Potterton gas-fired central heating boiler.

#### FIRST FLOOR

Staircase divides and one flight leads to:

#### UPPER GALLERIED LANDING

3.80 m(12'6") max x 3.10 m(10'2")  
Radiator. Window to rear courtyard. Moulded coving and ceiling rose. Moulded scroll brackets supporting ceiling beam.

#### MASTER BEDROOM

4.90 m(16'1") x 4.60 m(15'1")  
Fitted white bedroom furniture comprising: wardrobe, bedside cupboards and drawer units and with over-bed storage cupboards. Radiator. Moulded coving and ceiling rose. View over garden to Jacob's Mount. Door to:

#### EN-SUITE SHOWER ROOM

2.80 m(9'2") x 1.00 m(3'3")  
Matching white suite comprising: low flush WC, pedestal wash hand basin and double shower cubicle with shower. Radiator. Fully-tiled walls. Extractor fan. Recessed ceiling lights. Wall light/shaver point.

#### BEDROOM TWO

3.50 m(11'6") x 3.40 m(11'2")  
Radiator. Moulded coving and ceiling rose. Fitted cupboard with shelving.

#### BATHROOM

2.50 m(8'2") x 1.60 m(5'3")  
Matching suite comprising: low flush WC, pedestal wash hand basin and bath with Mira Excel shower over and etched glazed shower screen. Radiator. Half-tiled walls and fully-tiled over bath. Moulded coving. Wall light point. Shaver point. Vanity unit with cupboard under. Extractor fan.

#### BEDROOM THREE

4.00 m(13'1") x 3.90 m(12'10")  
Radiator. Moulded coving and ceiling rose. View over garden to Jacobs Mount.

#### INNER LANDING

Stairs to second floor. Under-stairs cupboard.

#### SECOND FLOOR

#### LANDING

#### BOX ROOM

3.20 m(10'6") x 2.00 m(6'7")  
Loft access hatch.

#### ATTIC ROOM ONE

4.00 m(13'1") x 4.00 m(13'1") max  
Wall-mounted electric heater. Velux windows. Sloping ceilings.

#### ATTIC ROOM TWO

5.30 m(17'5") x 3.20 m(10'6") max  
Wall-mounted electric heater. Two dormer windows.

#### ATTIC ROOM THREE

5.20 m(17'1") x 3.90 m(12'10") max  
Sloping ceilings. Wall-mounted electric heater. Dormer window.

#### OUTSIDE

Immediately to the rear of the property is a courtyard area, which has been gravelled for ease of maintenance and from where a flagged path leads to the garage block.

#### GARAGE

5.80 m(19'0") x 5.30 m(17'5") plus storage  
Throxenby Hall's garage is the second and third garage doors from the left hand end of the garage block at the rear. Twin metal up and over doors. Windows to rear. Concrete floor. Electric power and light. Additional space for a storage or workshop area.

## GARDENS AND GROUNDS

The property is approached through imposing brick gate piers and the lengthy drive, with lawn either side studded with clipped yews, sweeps around to the front door of the house. It culminates in a circular area of lawn with a fine blue cedar as its central feature. The southern garden is, however, the glory of the Hall and has been entirely created by the present owners. Immediately on the south side of the house is an expanse of lawn, from which a short flight of steps lead down into a stunning formal paterre. Laid out symmetrically in Italianate style with a rectangular pool and fountain as the central feature, set around with gravelled paths and low, clipped box hedging. Flowering clematis scrambles over pergolas and raised beds are planted with roses. The southern boundary of the garden is screened with evergreen trees and a wide variety of perennials stock the garden's borders. A stone bench has been set into the retaining wall and is a perfect place to sit and admire the garden with the fine view beyond towards Jacob's Mount and the dramatic escarpment of Raincliffe Woods.

A small conifer plantation is also included in the area to be sold.



The following picture shows the southern elevation. Please note that the attached, rendered property is not included in the sale, but is available, by separate negotiation.



## GENERAL INFORMATION

Services:	Mains water, drainage, gas and electricity. (Water is metered)
Council Tax:	Band E.
Tenure:	We understand that the property is freehold and that vacant possession will be granted upon completion.
Legal:	Throxenby Hall owns the lawned verges either side of the entrance drive and the circular island with cedar tree. The tarmac drive is not owned by the Hall, but the tarmac circle is owned and is private to the Hall. The Hall is responsible for a one ninth share of the costs of maintenance and repair of the drive.
Planning:	Scarborough Borough Council, The Town Hall, St Nicholas Street, Scarborough, YO11 2HG. Tel: 01723 232323.
Viewing:	Strictly by appointment with the Agent's Pickering office.
Directions:	Take the A171 Whitby road from Scarborough town centre and pass the Hospital and Yorkshire Coast College on the left. Take the next left turn into Lady Edith's Drive. Take the first right turn into Throxenby Lane and the entrance to Throxenby Hall will be found a short distance up the hill on the left hand side of the road.

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.

*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.*





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