



FINE DETACHED FAMILY HOME

LITTLE HALL,
HESLINGTON, YORK, YO10 5EB

Freehold

savills

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Open plan drawing room and dining room ♦ study ♦ garden room ♦ kitchen diner ♦ w.c. ♦ 6 bedrooms, 1 en suite ♦ 2 house bathrooms ♦ attic sitting area ♦ cellar ♦ double garage and garden ♦ EPC rating = Listed Building

Situation

Heslington benefits from an excellent selection of local services including two banks, a post office/newsagent, store with bakery and pub, all within walking distance of the property. The nearby University of York campus offers further facilities including a sports centre with gym and swimming pool. It, and other local institutions such as The Early Music Centre, have made York an important national focus for the performance and study of music. The Fulford Golf Club and David Lloyd Leisure Centre are also nearby. The property falls within the catchment area for Lord Deramore's Primary School (Ofsted Good 2012) and the popular Fulford School (Academy).

The vibrant city centre (easily accessed via the cycle network or regular bus services) offers a multitude of restaurants, shops, cultural venues and historic monuments, including the 13th century Minster, with a full calendar of events on offer.

The mainline train station has regular services to Leeds, Manchester, Edinburgh and London, with some services to King Cross in under 2 hours.

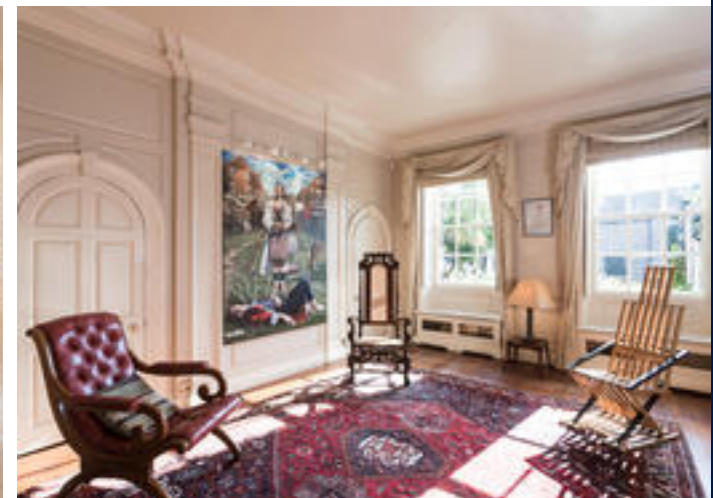
To the south of Heslington there is excellent access to the A64, linking with the A1(M) for travel across the region.

Description

Little Hall, is a wonderful Grade II* listed, 18th century house with a fascinating history and is one of the oldest and most imposing buildings in the village.

The property is a fine example of Georgian architecture, offering a rare combination of character and lateral space, within a desirable location that has been the current owner's home for over 30 years. The house is mentioned in Pevsner's "Buildings of England" as "an ambitious double-pile house of the early C18 built for a member of the Yarburgh family".

Extending to just under 5,000sqft, there is ample opportunity to adapt the accommodation to modern living with a superb combination of family and formal areas all centred around the magnificent cantilevered flying staircase.



To the first and second floors there are six bedrooms with three bathrooms, one of which is an en suite.

The house boasts a variety of original features; with folding window shutters, high ceilings, wood panelling, fireplaces and in particular the plasterwork in the hallway. A truly delightful home with the opportunity for an incoming purchaser to further enhance its beauty.

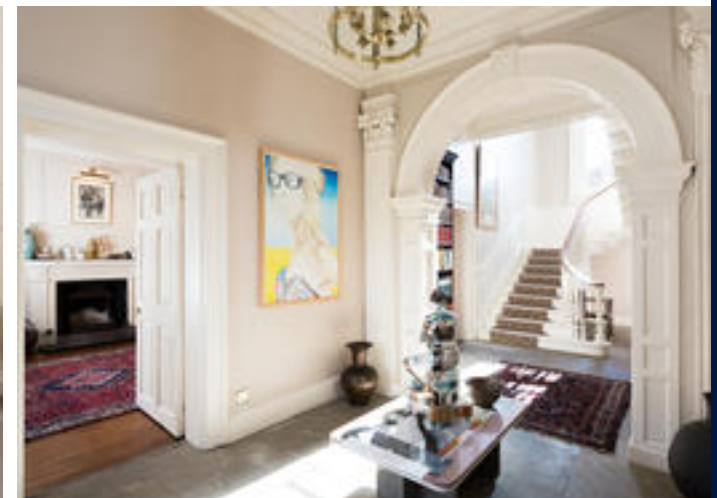
The garden, designed by the current owner, has been restored to its original pristine Georgian splendour, complete with perpendicular yew trees, box hedges and a box parterre, as well as an orchard. Externally there is a rear entertaining terrace as well as an outbuilding and double garage.

To the side of the property there is the potential to purchase further substantial outbuildings by separate negotiation. These could be converted to a home office, make au pair accommodation or provide a granny flat.

Photography is from September 2015

Viewing:

Strictly by appointment with Savills





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