



## WONDERFUL FAMILY HOME

EDDLETHORPE HALL,  
EDDLETHORPE, MALTON, NORTH YORKSHIRE, YO17 9QS

Freehold

savills







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#### Freehold

5 reception rooms ♦ kitchen/breakfast room ♦ 5 bedrooms (3 en suite) ♦ bathroom ♦ gardens & grounds ♦ garaging & outbuildings ♦ tennis court ♦ stable yard & 8 loose boxes ♦ about 7.97 acres (further 16 acres available) ♦ EPC rating = E

#### Situation

Eddlethorpe is a hamlet at the foot of the Yorkshire Wolds only 4.5 miles away from the A64 giving access to the east to Scarborough and west to York, Leeds and the wider motorway network.

The market town of Malton is about 3.5 miles away with a weekly market and good local amenities including a station with regular services to Scarborough, York, Leeds and beyond.

The city of York is 17 miles away with a mainline station with some services making the journey to London in less than 2 hours to Kings Cross.

#### Description

Eddlethorpe Hall is an impressive family home set in 7.97 acres. The current owners have undertaken an extensive refurbishment completed in 2013. In addition there are two further lots available of 4.46 acres and 11.69 acres by separate negotiation.

There are three reception rooms to the ground floor ideal for entertaining. The drawing room has a wonderful bay window facing west over the garden. To the first floor there are five bedrooms.

The house is approached through a gate along a short drive to the parking area and an integral garage. The gardens and grounds are extensive and include a walled garden, a horse riding arena/manege, childrens play area and tennis court. To the north of the house and garden is a stable yard offering 8 loose boxes and further outbuildings.

The property is being sold without the benefit of the single farm payment. Photography from October 2015.

#### Tenure:

Freehold

#### Outgoings:

Mains water, electricity & private drainage. Oil fired central heating.

#### Viewing:

Strictly by appointment with Savills









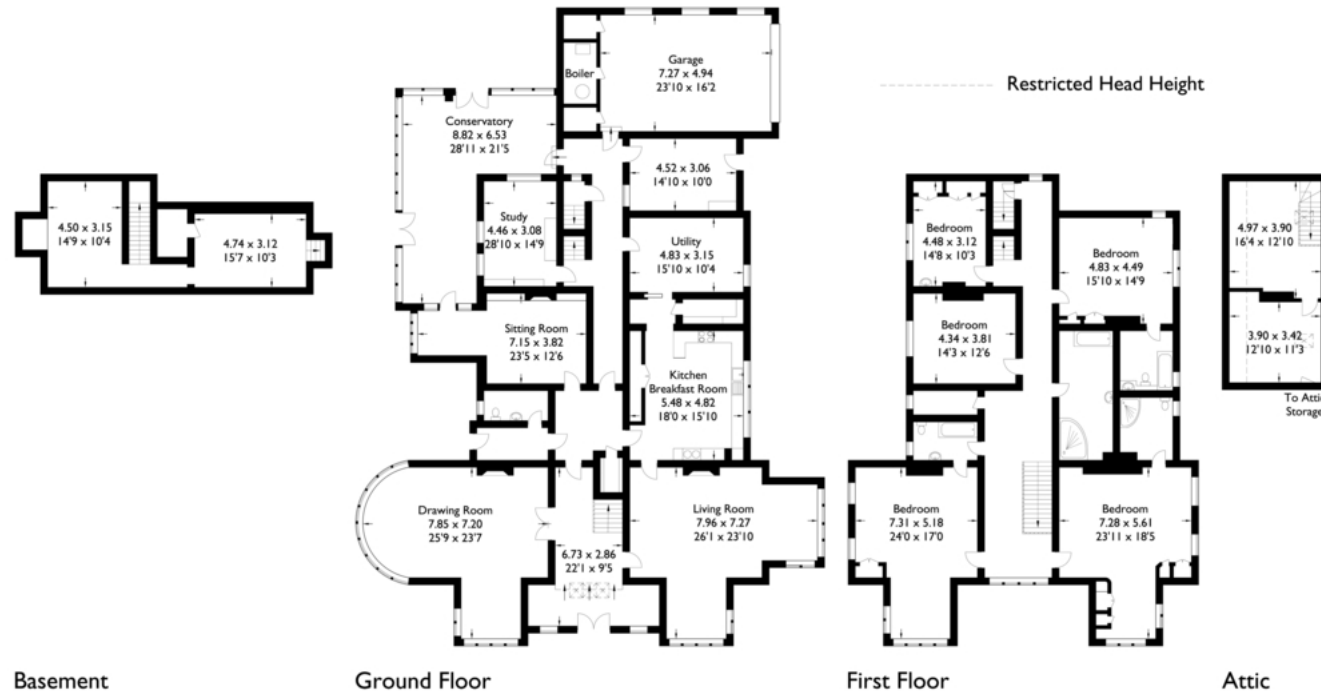


## EDDLESTHORPE HALL

Approximate Gross Internal Area : 575.0 sq m / 6179 sq ft

Garage : 43.0 sq m / 462.0 sq ft

Total : 618.0 sq m / 6641.0 sq ft



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>		
(39-54) <b>E</b>	40	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		