Imposing country house in over 20 acres

Freehold

- Reception hall • drawing room • dining room • snug • first floor morning room
- kitchen • scullery • utility room • pantry • linen cupboard
- boiler room • master bedroom • 5 further bedrooms (1 en suite)
- 2 bathrooms • 3 x w.c. • 2 bedroom flat • cellar • wine cellar
- outbuildings • 4 bay garage with offices above • garden • 20 acre field
- set in all about 27.8 acres

Situation
The Hall is just outside Arkendale Village set back off Marton Lane. The village has an active community, including a pub and film club screening films regularly in the Community Hall, for more information look at arkendale.org.uk. The nearest towns are Boroughbridge (about 4.5 miles) and Knaresborough (about 4.5 miles), both with excellent facilities. Knaresborough has a railway station connecting to Harrogate, Leeds and York. The A1 gives access to the north and south, York is only 17 miles away and Leeds 24. Leeds Bradford Airport is 19 miles away.

Arkendale is situated between The Yorkshire Dales and North York Moors National Parks, and Nidderdale and Howardian Hills Areas of Outstanding Natural Beauty, and yet is conveniently located for Yorkshire’s urban conurbations Leeds and York.

Description
Arkendale Hall is a significant house of great character built in 1904 in the Arts and Craft style. Throughout the house there are many strong features typical of its age, including windows, exposed beams and period fireplaces.

Of particular note are the 3 principal rooms to the ground floor including a wonderful reception hall. On the first floor there is the master bedroom, 5 further bedrooms and the first floor morning room.

In addition to the house is an integral two bedroom flat ideal accommodation for staff or a family member.

Outside are several useful outbuildings including a coach house, boiler house, 3 loose boxes and a 4 bay garage with offices above. The house sits in 7 acres of garden, predominantly laid to lawn with some specimen trees and a pond.

The house is approached along a private avenue running alongside a 20 acre field included in the sale.

Viewing
Strictly by prior appointment through Savills.

Services
Mains water, electricity and drainage. Oil fired central heating.