



Otterington Hall

South Otterington, Northallerton, North Yorkshire, DL7 9HW



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DL7 9HW

Offers Over £4,000,000

Otterington Hall originally dates from the early 19th Century with later Victorian additions. It is understood that this is only the second time that the estate has been on the market since 1926. The house is approached through electronic wrought iron gates, guarded by the Gate Lodge, along a sweeping driveway which passes through parkland and woodland up to the front of the house, also spurring off to the rear and to the cottages.

The property has been beautifully refurbished and well maintained by the present owners and retains many attractive features including ornate plasterwork, ceiling roses, window shutters in many of the main reception rooms, decorative fireplaces and tall sash windows throughout. The principal reception rooms lead from the reception hall and include the large, well-proportioned drawing room, dining room and family room. Doors lead from the hall and the drawing room through into the south east facing kitchen/breakfast room, a large room with two sets of double doors leading out into the gardens. Further reception rooms include the playroom, study and office. There are also three downstairs WCs, a utility room and pantry.



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The sweeping staircase leads to an open landing on the first floor and an inner landing, with cupboards, leading to the principle bedroom with dressing room and ensuite bathroom along with two further adjacent bedrooms. There is one further bedroom with an ensuite dressing room and bathroom, two bedrooms with a Jack & Jill shower room, three further bedrooms and three bathrooms. Stairs lead up to a second floor where there is attic space with the potential to convert into further accommodation.

To the rear of the house there is a self-contained three bedroom guest / staff annexe, which has a separate access.

Otterington Hall is home to some of the finest yew topiary in England, featuring a 100 foot long gallery that is believed to be unique. The topiary dates from the 1920's and has twice featured in Country Life. The front lawns and gardens open into a series of garden 'rooms' with a range of borders and water features. The kitchen garden to the rear of the property, with orchard and fruit cages, produce apples, pears, plums and range of soft fruits. The large greenhouse houses two productive grape vines. The gardens offer something for everyone with an all weather, floodlit tennis court, large

lawned areas for games and several formal sitting areas.

Cottages

Gate Lodge: A single storey cottage at the end of the drive comprising living room, dining room, kitchen, two bedrooms and bathroom. The Gate Lodge Cottage has its own small garden.

Stable Cottage: To the north of the courtyard is Stable Cottage comprising kitchen, living room, sitting room, and an ensuite bedroom. Stable Cottage also has small formal gardens.

Groom's Cottage: A two storey house comprising living room, dining room, library and kitchen with two bedrooms and a bathroom on the first floor. Groom's Cottage opens out to a rear courtyard where there are stables and an agricultural barn.



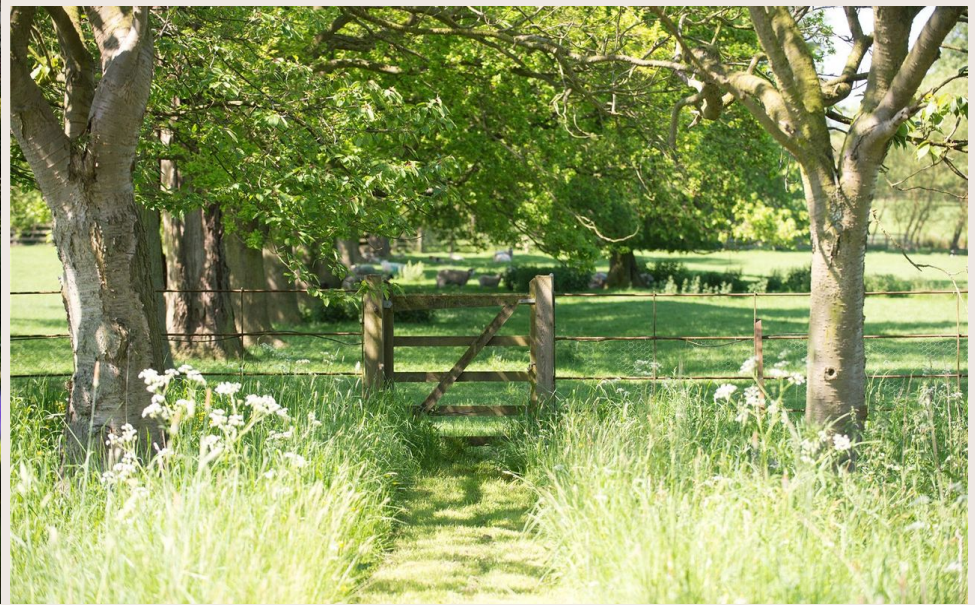
Outbuildings

To the rear of the house is the courtyard with the former Coach House comprising gym, garaging, storage and loft space above. There is also a further garage, gardener's workshop and stores.



The Estate

91 acres of grass and parkland surround Otterington Hall. The land offers excellent grazing and income potential as well as a range of sporting opportunities. The lake, with its own jetty, can be stocked for fishing with family and friends. The land is ideal for equestrian use and has existing stabling and a large barn.





Location

Otterington Hall lies 3 miles south of North Yorkshire's county town, Northallerton, which offers excellent shopping, restaurants, markets and leisure facilities. The boutiques and restaurants of York, Leeds and Harrogate are within easy reach. Northallerton station, on the East Coast main line, is a five minute drive away with fast, direct links to all major cities including London (2 hours 30) York (20 mins) Newcastle (45 mins). M The recently upgraded A1 is just 10 minutes away and the nearby A19 offers fast access to the north east's towns and cities. S Leeds, one of the UK's largest commercial centres, is only around 44 miles away, with the desirable cathedral city of York within 30 miles whilst Ripon (12 miles), Northallerton (3 miles) and Harrogate (25 miles) are all also nearby.

Leeds Bradford Airport is a 45 minute drive, providing national and international holiday and business flights. The area is known for its choice of private and state schools, including Aysgarth Prep School, Ripon Grammar, Yarm School, Cundall Manor and Queen Mary's. W Horse riding and walking in the area is excellent with nearby bridle paths and a footpath leading from the estate, providing access to the surrounding countryside. Hunting with the Hurworth and Bedale Hunt. There are excellent golf courses at Thirsk and Northallerton with many others nearby. Regular racing fixtures take place nearby at Thirsk, Ripon, Catterick, Wetherby and York. F The area is also well known for its wide variety of fishing and shooting opportunities.



Property Details

Council Tax

Band = H

Tenure

Freehold

Services

EPC

EPC Rating = EXEMPT

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Enquire



Ed Stoyle

York

+44 (0) 7816 372 002

edward.stoyle@savills.com

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