

LAUND HOUSE

SHIPTON BY BENINGBROUGH, YORK



savills



LAUND HOUSE

AMBLERS LANE, SHIPTON BY BENINGBROUGH, YORK, YO30 1AN

**BEAUTIFUL FAMILY HOUSE TOGETHER WITH COTTAGE AND
EXTENSIVE BUILDINGS, LYING WITHIN 26 ACRES**

Five bedroom period farmhouse

A 2 bedroom cottage

Extensive range of traditional buildings

Well screened meadow and pasture land

Pond and shelter belts

In all about 25.7 acres

Shipton By Beningbrough (1.5 miles)

York Ring Road (4.25 miles) ♦ York Railway Station (7 miles)

(All distances are approximate)



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Introduction

The sale of Laund House provides an increasingly rare opportunity to purchase a well situated and accessible house, lying within approximately 26 acres of well screened productive meadow and paddock land, enhanced by tree and hedge planting and the large natural pond, all lying within a ring fence. The extensive range of traditional buildings including a barn, two fold yards and stores provide options for those with equestrian, livestock, storage or business requirements. Carefully designed extensions and alterations to the attractive Victorian brick-built farmhouse now provide well-proportioned family accommodation enhanced by the retention of many architectural and period features. Attention to detail has been the key to what could be described as the ultimate lifestyle property for which viewing is highly recommended.

Location and Situation

Laund House combines accessibility and privacy. Whilst only 7 miles from York City Centre Railway Station and 4.25 miles from the northern ring road, Laund House is privately situated at the eastern end of Amblers Lane approximately 1.5 miles north of the village of Shipton by Beningbrough. As a result the property is well positioned for those needing access to the city, schools or main communication networks, whilst enjoying the benefits of privacy within a largely unspoilt rural location. Please note that the property does adjoin a set of commercial farm buildings used for livestock and storage and owned by a third party.

Description

Laund House

An attractive detached two storey Victorian farmhouse with later additions, provides high quality well-proportioned family accommodation set within mature landscaped gardens and grounds. The accommodation which includes five bedrooms extends in all to approximately 4,076 square feet (see floor plan) and has been beautifully maintained and enhanced by the current vendors over the last 28 years. Care has been taken to preserve and retain period features which include the original Range, bread oven, stone floors to part, plaster corning and meat hooks. These have been enhanced by the addition of reclaimed pine or oak flooring, ecclesiastical and Himalayan artifacts. A particular feature is the first floor library which is a beautiful addition to the house.

The internal accommodation includes an entrance porch with Gothic style heavy timber door, separate WC and feature roof timbers leading into a large, well equipped farmhouse dining/kitchen with stone flag floor, centre island, granite work tops and large separate walk in larder and pantry. The kitchen includes a Nobel Four Oven oil fired Range cooker, with an





integral ceramic hob. The family room off the kitchen includes the original range now including a multifuel stove and the original bread oven adding considerable character, off which the circular back staircase leads to the first floor. There is also a separate study off the family room. The main staircase hall has an attractive quarry tile floor and leads to the front door which opens on to the terrace and south lawn. The two main south facing, well-proportioned reception rooms are the drawing room and dining room both with wooden floors. A large laundry with access off the backyard is currently used as a utility room but offers enormous potential for alternative uses. There are useful storage cellars under part of the house.

The main stairs lead to two large south facing double bedrooms including the principal bedroom with en-suite shower room, in addition to which there are three further bedrooms, a house bathroom and the impressive library on the first floor. The library features full height ceiling, large picture window, oak flooring and feature shelving to one wall.

Gardens/Courtyard

A large tarmac parking and turning area leads towards the house. An ornate feature gate provides access to a landscaped courtyard to the west of the house incorporating a sunken garden area, water feature and hot tub. The Cottage lies on the western side of the courtyard providing ancillary accommodation. Formal lawned gardens and well stocked herbaceous borders lie to the south of the house leading to a feature stone archway. Added interest is created by various garden compartments including more lawns, an orchard and vegetable garden.

The Cottage

A single storey two bedroom cottage, located centrally within the cluster of buildings, was converted from one of the farm buildings. The accommodation which extends to approximately 1,021 square feet includes a large open plan living room with full height ceilings, feature brick and timber fireplace and chimney breast with additional light provided from Velux windows. There is a fully equipped modern kitchen, bathroom, two bedrooms, a utility room and two floored lit lofts. The character has been enhanced by the retention of original features together with the installation of oak flooring to part. The property is currently let on a Statutory Periodic Tenancy and offers the opportunity to be used for family or staff. The cottage is integral to Laund House and cannot be sold separately.





Farm Buildings

The farm buildings which lie to the west of the house include the large brick barn together with the two former fold yards and adjoining ranges:

Brick Barn – a substantial brick-built barn under a fibre cement roof arranged over two floors and extending to approximately 4,298 square feet. Ground floor comprises various garaging and general stores with a staircase leading to a large hayloft on the first floor.

Fold Yard Range – the buildings which provide approximately 8,287 square feet of covered space include the double span former fold yard surrounded on two sides by the single storey traditional brick ranges. These incorporate a variety of stores including a workshop, poultry house, stable and larder. They are suitable for many uses and would be ideal for those with equestrian or livestock interests as well as providing a large covered storage area for buyers with car collections or requiring storage for business use.

Land

The land which in total extends to about 25.74 acres lies within a ring fence mainly to the south and east of the house and buildings. The land which is generally level is all down to permanent pasture with five main paddocks sheltered by well established and maintained hedgerows. The land is ideal for mowing and grazing purposes and is well served by a central access track. The amenity aspects of the land are further enhanced by the natural clay lined pond, mixed broadleaved woodland and shelter belt on the south east boundary. The land is not included in any current Stewardship Schemes and is registered with the RPA although no Entitlements will be included in the sale. The gross area of farmland and woodland is 9.59 hectares (23.69 acres) of which the net eligible area for BPS payments is 8.83 hectares (21.81 acres).





The Cottage



The Cottage



The Cottage



The Cottage



The Cottage



General Information

Nearest Postcode

YO30 1AN

Directions

Proceed North from Shipton by Beningbrough and turn right onto Amblers Lane at the cross roads immediately to the north of the petrol station. Proceed the full length of Amblers Lane which leads to a gateway with the name of the property.

Tenure

The property is offered for sale freehold with vacant possession upon completion.

Local Authority

Hambleton District Council
Civic Centre
Stone Cross
Rotary Way
Northallerton
North Yorkshire
DL6 2UU

Council Tax

Band G

Energy Property Certificate

Laund House - Rating E
The Cottage - Rating D

Method of sale

The property is offered for sale by private treaty as a whole. All prospective purchasers are encouraged to register their interest with Savills.

Fixtures and Fittings

All items normally designated as fixtures and fittings including curtains, light fittings, troughs, statues, garden furniture and agricultural equipment are specifically excluded from the sale, however fitted carpets and curtain rails, fountain and greenhouse will remain.

Rights of Way, Easements & Wayleaves

The property is sold subject to, and with the benefit of all existing wayleaves, easements and rights of way, public and private whether specifically mentioned or not.

The last part of Amblers Lane is a private road over which there are established rights of access to the property and neighbouring farm buildings and farmland. This includes the specific right of access along the track through the holding to access fields in third party ownership. (further details upon request)

Services

Mains water (to be metered), single phase electricity and private drainage. Oil central heating and gas cylinders to the coal effect fire in The Cottage. There are two multi fuel appliances in the house. Access to fast 4G internet is available to the house and the Cottage. Security system including CCTV cameras is installed subject to a maintenance contract. The property benefits from an Environment Agency Abstraction Licence to abstract water from a borehole for agricultural purposes.

Sporting and Mineral Rights

These are included in the sale, insofar as they are owned.

Subsidies & Grants

Whilst the land is registered for the Basic Payment Scheme no Entitlements are included in the sale and the vendors intend to take advantage of the exit scheme. The 2022 claim will be retained by the vendors.

Planning

Planning consent for conversion of The Cottage was granted on condition that the property was ancillary to Laund House and was not sold off separately.

Viewing

Strictly by appointment through the sole selling agents Savills York 01904 617800.

Health and Safety

Given the potential hazards we would ask you to be as vigilant as possible when inspecting the property for your own personal safety.

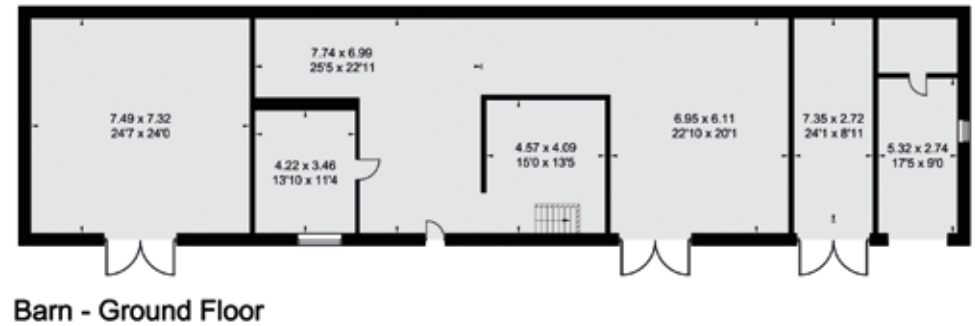
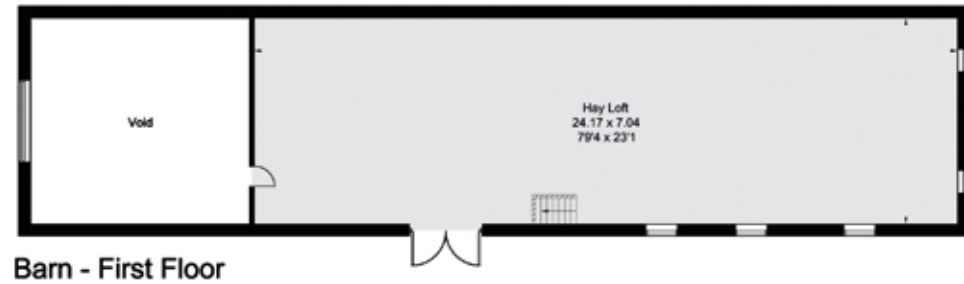
Date of Information

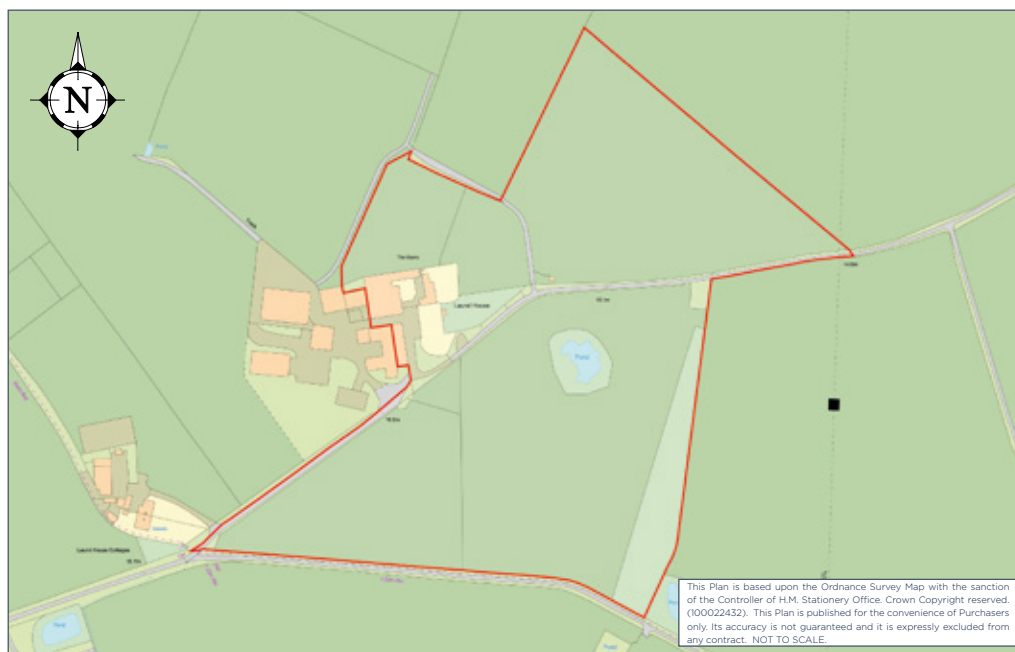
Particulars prepared - May 2022
Photographs taken - May 2022
Ref: 22/05/22 AWBJM

LAUND HOUSE

Approximate Gross Internal Area:
House = 378.69 sq.m / 4076.18 sq.ft
Cellar = 25.19 sq.m / 271.14 sq.ft
Outbuildings = 769.90 sq.m / 8,287.13 sq.ft
The Cottage = 94.88 sq.m / 1,021.28 sq.ft
Barn = 399.35 sq.m / 4,298.56 sq.ft
Total = 1,668.01 sq.m / 17,954.31 sq.ft

For illustrative purposes only. Not to scale.





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