



**HADDLESEY HOUSE, MAIN STREET, WEST HADDLESEY**  
Guide Price £750,000

**Carter Jonas**

# HADDLESEY HOUSE, MAIN STREET, WEST HADDLESEY, YO8 8QA

Discover Haddlesey House, a magnificent manor house, blending rich history with flexible modern living. This unlisted character home, spanning an impressive 5,700 square feet, offers a rare opportunity to own a property brimming with period features and fittings — without the restrictions often associated with listed buildings.

With six spacious double bedrooms, this south-facing estate sits on a private, well-sized plot of approximately two-thirds of an acre, complete with mature gardens, lawns, a pond, and a circular driveway accessed via electric gates. A double garage provides ample parking.

The extensive layout of Haddlesey House provides diverse and grand living spaces. The original section of the house features a large kitchen and a self-contained wing, offering a sitting room, two bedrooms, a bathroom, and a substantial loft room — perfect for a studio, gym, home office, or additional bedroom.

The main part of the house, added in 1805, boasts truly impressive rooms, including a stately ballroom, an expansive reception hall with a striking three-quarter stone staircase, a formal dining room, and a cosy snug. Complementing these spaces is a recently added orangery, flooding the home with natural light and offering seamless indoor-outdoor living.

Beyond its sheer size, Haddlesey House is steeped in captivating history. Built on the site of an older home where Cromwell and his troops famously stayed before the Battle of Marston Moor, the property also served as the residence of musician and producer Bill Nelson of Be-Bop Deluxe fame in the 1980s, attracting numerous music stars to its halls. The former recording studio above the kitchen hints at its artistic past. Further character is evident in a remarkable stained and hand-painted glass window in the main hall, showcasing both the village and a family crest.

While beautifully maintained, the property would now benefit from some updating, including a new kitchen, potential rewiring, and general modernisation, offering the incoming buyer an exciting opportunity to tailor the house to their own style. The asking price has been set to reflect this scope for improvement.

Modern comforts include a robust biomass boiler system, ensuring efficient heating for this grand estate, which also features a dedicated library/drawing room and a versatile bar/snooker/ballroom for entertaining on a grand scale.

## Material Information:

Heating: biomass  
Drainage: public sewer  
Water: mains  
Broadband: fibre  
EV charging: no  
Parking: driveway and garage

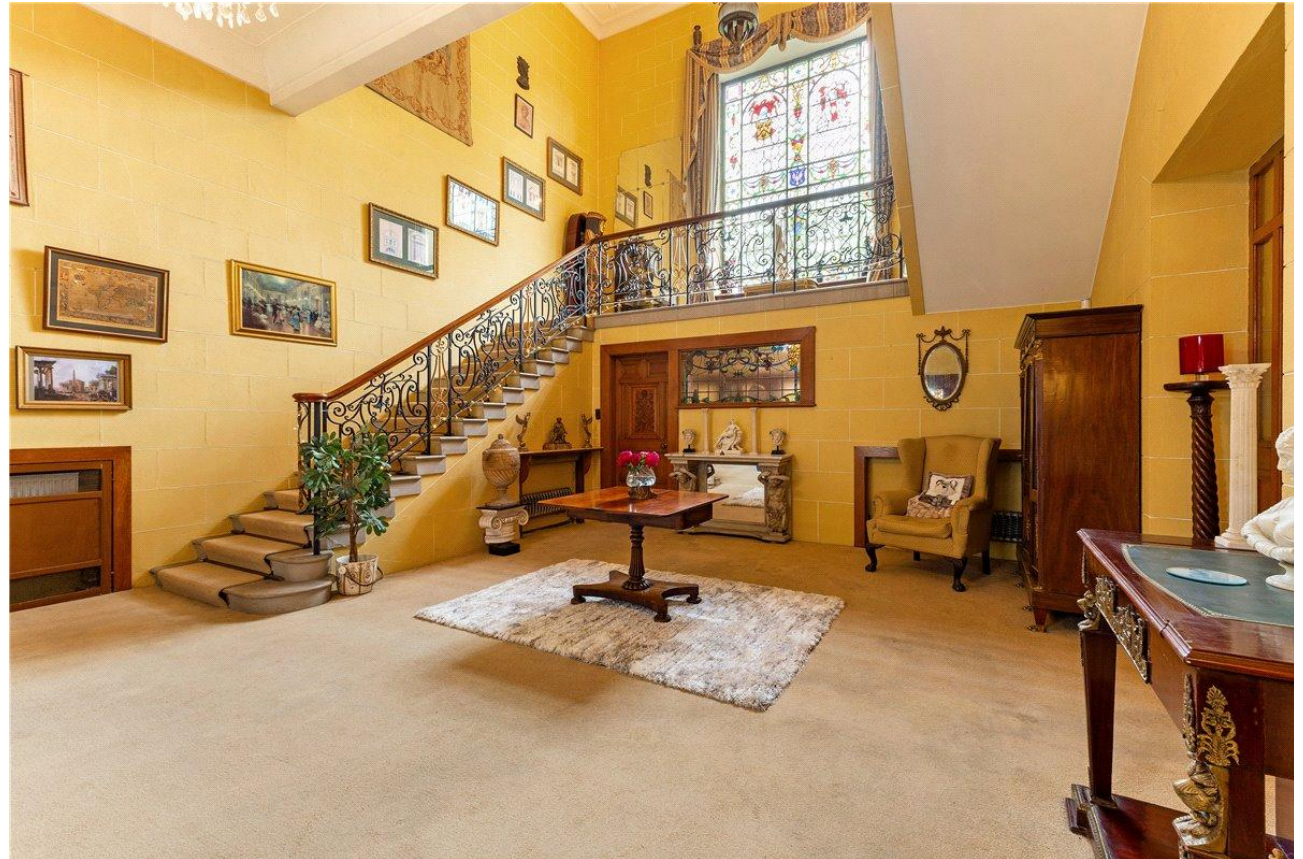
**TENURE** Freehold

**LOCAL AUTHORITY** North Yorkshire Council

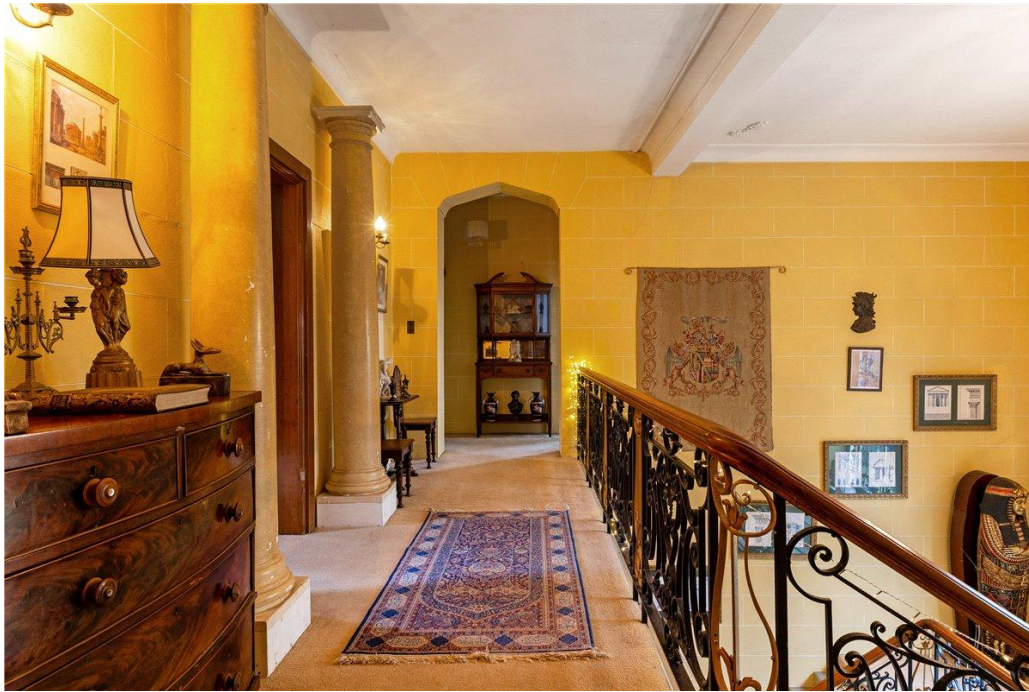
**COUNCIL TAX BAND** F

**EPC BAND** E

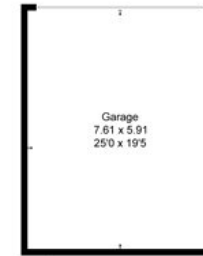
**AN EXCEPTIONAL, 5,700 SQ FT MANOR HOUSE, BRIMMING WITH PERIOD CHARM AND OFFERING SIX DOUBLE BEDROOMS, A BALLROOM, AND AN ORANGERY. SAT IN A TWO-THIRDS OF AN ACRE PLOT, PROMISING FLEXIBLE GRAND LIVING STEEPED IN CHARACTER.**



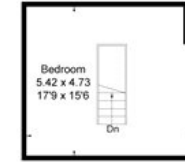




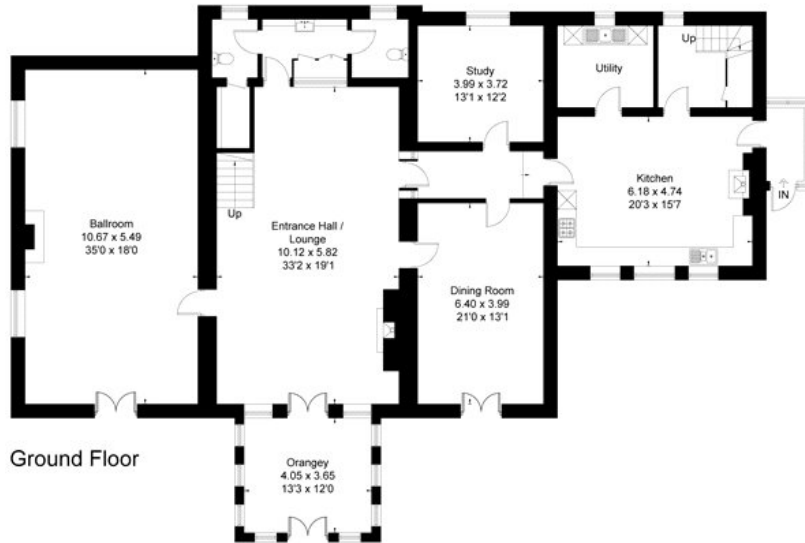
Haddlesey House, Main Street, West Haddlesey Selby, YO8 8QA  
 Approximate Area = 5731 sq ft / 532.4 sq m  
 Garage = 482 sq ft / 44.8 sq m  
 Total = 6213 sq ft / 577.2 sq m  
 (Excluding Void)



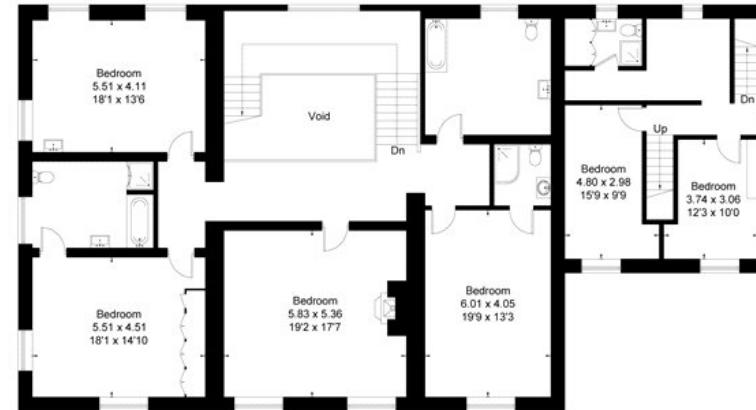
(Not Shown In Actual Location / Orientation)



Second Floor



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #92515

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	69
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

York 01904 558200

york@carterjonas.co.uk  
 82 Micklegate, York, YO1 6LF

carterjonas.co.uk  
 Offices throughout the UK

**IMPORTANT INFORMATION**

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