

EAST LILLING GRANGE FARM
Lilling, Near York

Carter Jonas

EAST LILLING GRANGE FARM, LILLING, YO60 6RW

York – 10 miles
Easingwold – 9 miles
Malton – 10 miles
A64 – 3 miles

The sale of East Lilling Grange Farm offers a rare opportunity to acquire a beautifully renovated farmhouse converted from traditional agricultural buildings in 1991 and offering flexible accommodation of approximately 4,800 sqft including the option to form ancillary or multi-generational accommodation if required.

The property lies just outside West Lilling, an attractive linear village between Sheriff Hutton and Flaxton, and well placed for access to York with its railway station and popular independent schools. The property is adjacent to the Howardian Hills and within easy reach are the market towns of Easingwold and Malton. There are padel courts nearby in Sutton-on-the-Forest together with York Golf Club and Sandburn Hall Golf Club, both only a short drive away en route to the A64, connecting to York, Leeds and the national motorway network. Sheriff Hutton offers a range of amenities including a post office/store, a village hall, playing fields, sports clubs, a wine retailer/merchant and two pubs.

The skilful residential conversion of a traditional barn was carried out in 1991 with full consideration given to the property's agricultural history. Along with its mellow bricks and pantile roof, a number of authentic features were restored including exposed ceiling beams and the original barn doorway. Additional character has been added through the fitting of handsome fireplaces, floorboards and traditional column radiators, as well as bespoke timber sash windows, panelled single and double doors, a turned staircase and elegant wall panelling all of which were handcrafted by Peter Thompson of York.

AN OUTSTANDING FAMILY ESTATE WITH AN EXTENSIVE RANGE OF TRADITIONAL OUTBUILDINGS AND STABLES SET IN PRIVATE FORMAL GARDENS AND ADJOINING PADDOCK LAND EXTENDING IN ALL TO SOME 13 ACRES, IN A PEACEFUL SEMI RURAL LOCATION MIDWAY BETWEEN THE VILLAGES OF SHERIFF HUTTON AND FLAXTON, JUST 10 MILES NORTH OF THE CITY OF YORK.





Throughout the owners' long tenure, the house has been updated and maintained and in the last few years, the kitchen and bathrooms have all been upgraded.

On the northern elevation is the striking main entrance with a glazed front door and glass panels bringing natural light into the full height hallway. The breakfast kitchen has French doors facing west towards the parking area and barn. The kitchen itself includes a large island unit with breakfast bar, a 4-oven oil-fired Aga, integrated appliances and ample space for a family sized table and seating area, alongside a separate utility room and pantry. Beyond lies the magnificent galleried dining room with engineered floorboards, an open fire and barn-style glazed doors that open south to the sunny courtyard garden. Double doors open to the drawing room creating a 40ft room ideal for entertaining. The traditional drawing room has a fine stone fireplace with wood-burning stove and French doors give access to the courtyard garden.

On the southern wing lies the pool house, fully glazed to one side with three sets of French doors opening west to the sheltered central courtyard. It has a 30ft heated swimming pool (currently decommissioned) and jacuzzi alongside a sitting area ideal for gym equipment. The changing room has a shower room with WC and plant room with a dedicated boiler.











The one bedroom annexe sits on the northern wing of the house and provides self-contained living accommodation. It has its own entrance and private courtyard garden accessed through a garden wall on the main drive. Its kitchen and bathroom were fitted in 2019.

On the first floor, the principal bedroom suite is accessed from the central landing. It has a bespoke dressing room, separate bathroom and a west facing window giving far-reaching views. The first floor bedrooms are all doubles, served by a house bathroom (fitted 2023) that includes a walk-in power shower, hand-basin unit, WC and heated towel rail.

Outside the property owns the long private tree-lined drive that two other properties have rights of access over and there is also a separate vehicular access that leads to the outbuildings. In front of the house the driveway broadens to a sweeping gravel drive that terminates in front of the garages, passing lawned gardens with colourful shrubs and a small orchard. The house enjoys a private position and is orientated to face the barn, manège and paddocks. High hedges surround many of the paddocks, offering shelter and creating visual enjoyment all year round. At the centre of the house is a courtyard garden which is a sheltered suntrap and beautifully landscaped with brick setts, paved terraces, areas of gravel, raised beds, ornamental trees and colourful shrubs.







ADDITIONAL INFORMATION

Tenure

We are advised that the property is freehold with vacant possession given on legal completion.

Viewings

By appointment through the selling agents – Carter Jonas – 01423 523423.

Directions - YO60 6RW

Leaving Flaxton towards Sheriff Hutton along Rice Lane and Lilling Lane, the long drive to East Lilling Grange Farm is then approximately two miles on the left hand side off New Road.









East Lilling Grange Farm, York, North Yorkshire





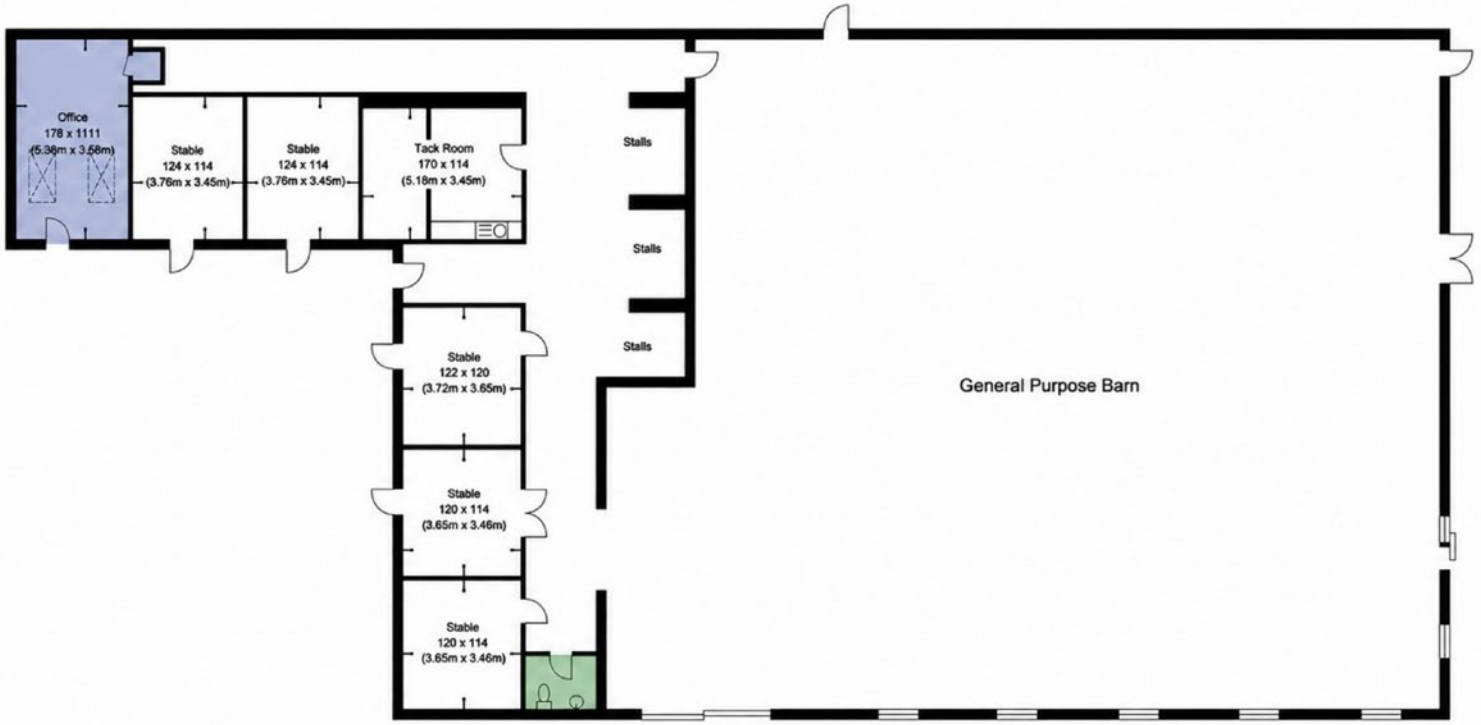
Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 4615 SQ FT / 429 SQ M

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1292 SQ FT / 120 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 5909 SQ FT / 549 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.

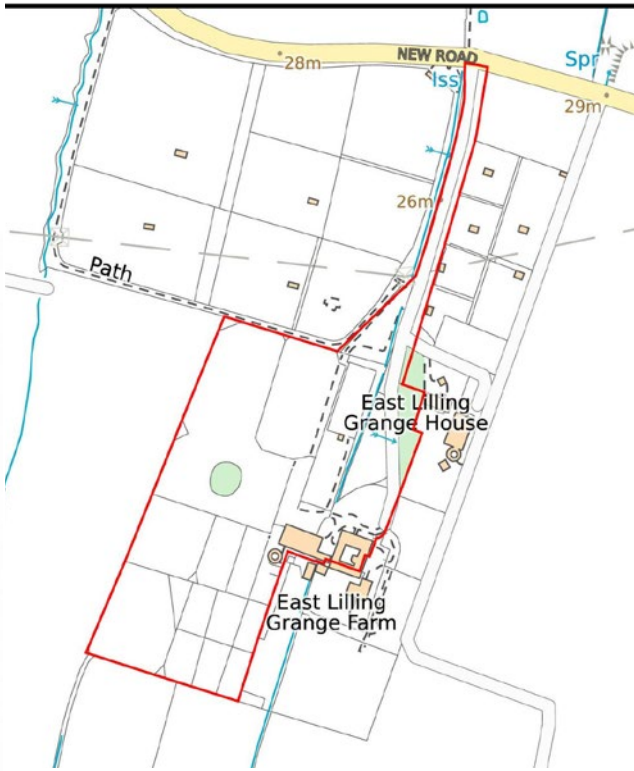


East Lilling Grange Farm, York, North Yorkshire



Stables
GROSS INTERNAL FLOOR AREA
APPROX. 6971 SQ FT / 648 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2917 SQ FT / 271 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.





Harrogate & Leeds 01423 523423
harrogate@carterjonas.co.uk
Regent House, 13-15 Albert Street, Harrogate, HG1 1JX

carterjonas.co.uk
Offices throughout the UK

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