

# Winkworth

RESIDENTIAL SALES, LETTINGS & MANAGEMENT

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## The Manor House Womersley, North Yorkshire



A magnificent Grade II listed property set in beautiful landscaped gardens. This sympathetically restored property has easy access to the motorway network and is within commuting distance of Leeds, York, Sheffield, Bradford and Hull.

Briefly comprising; Drawing Room, Sitting Room, Dining Room, Study, Garden Room, Conservatory, Breakfast Kitchen, Utility Room, Master Bedroom Suite, Guest Bedroom & En-Suite, two further Bedrooms and three further rooms on the second floor ideally lending themselves to office accommodation or self contained staff accommodation.

**Guide Price £900,000**



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*All offices are independently owned and operated*

The Manor House can trace its origins back to the late 17<sup>th</sup> Century and has in the past served as the Dower House to The Hall. The property is located in the village of Womersley, a designated conservation area, which is recorded in the Domesday book. The entry lists the number of resident villains (labourers) and borders (smallholders) as well as a priest, a church and land worth £6.00. Ownership of The Manor of Womersley has passed through several noble families over the years, ultimately into the Rosse family. Womersley is a small attractive village existing as a settlement in Saxon Times.

Today the village enjoys excellent access to the A1 and A19 trunk roads and the M62 motorway, in turn giving access to the M1, M18 and M180. The main East Coast line, operating between London and Scotland, is served by York and Doncaster railway stations.

Commanding open northerly views, The Manor House stands in extensive landscaped gardens. The current owners have undertaken a loving and sympathetic programme of restoration, to provide a spacious and attractive home, brimming with character and original features, whilst remaining a practical and manageable property.

The property is constructed of local random limestone with a clay pantile roof to the main pitches.

#### **Directions**

From the Southbound A1, leave the A1 one junction south of the M62, signposted for Womersley. Follow the signs into the village and upon reaching the mini roundabout, turn left. The property is located on the left and approached through a pair of stone gate pillars.

#### **Accommodation (all sizes approximate)**

##### **Ground Floor**

##### **Entrance Porch**

Providing access from the west of the property, the porch has a stone seat and tongue and grooved ceiling.

##### **Rear Entrance Hall**

A glazed stable door gives access from the porch, tiled floor and exposed oak joists to the ceiling.

##### **Utility Room 11'5" x 9'1" (3.48m x 2.77m)**

Plumbed for automatic washing machine, with tiled floor and walls and double drainer stainless steel sink unit.

##### **Boiler Room**

Housing the Ideal Falcon oil fired central heating boiler. The heating system is zoned to give efficient and controlled heat.

##### **Breakfast Kitchen 15'11" x 13'10" (4.85m x 4.22m)**

Fitted with a range of base units with integrated Miele deep fat fryer, extractor unit, double gas hob and heat resistant cooling plate. Space and plumbing for a dishwasher, Franke 1½ bowl stainless steel sink with single drainer and waste disposal unit. The focal point of the room is the propane gas fired two oven Aga. Tiled floor and ceramic tiling to two walls, mullioned window. Glazed double doors lead to the Conservatory.



##### **Conservatory 13'10" x 10'2" (4.22m x 3.10m)**

Constructed of Western Red Cedar on solid dwarf walls with Pilkington 'K' double glazing and solar reflective glass to the roof. Tiled floor, two electric convector heaters and double glazed doors to outside.



##### **Dining Room 12'6" x 11'7" (3.81m x 3.53m)**

With feature exposed stone to one wall and exposed brick fireplace with cast grate. Solid mahogany floors and skirting boards, mullioned window overlooking the garden.



### **Sitting Room 16'8" x 15'10" (5.08m x 4.83m)**

Feature exposed stone wall, stone flagged floor, mullioned window overlooking the garden and further internal mullioned window with stained glass leaded glazing, gaining borrowed light from the Entrance Hall. Of particular note is the elaborately carved chimney piece of the dressed stone fireplace. This piece is believed to date back to the 17<sup>th</sup> century when work was undertaken at The Hall. The fireplace houses a propane gas living flame coal effect fire.

A substantial original oak beam supports exposed joists to the ceiling.

A useful store has been formed under the central staircase, with tiled floor and double doors.



### **Drawing Room 24'2" x 16'7" Maximum (7.37m x 5.05m)**

The entrance area from the sitting room has a stone flagged floor, the remainder of the room has solid oak block flooring and skirting. Two elevations have exposed stonework and the original oak beam and associated ceiling joists are also exposed.

The central feature of the room is the large Inglenook fireplace constructed with original handmade bricks and two original 'beehive' ovens to the side. Fitted to the fireplace is a wood burning dog grate with feature cast iron fire back and metal canopy.

A 'kite winder staircase with half landing gives access to the first floor. This stairway originally gave the servants 'back' stairs access to their attic quarters.



### **Garden Room 15'3" x 7'10" (4.65m x 2.39m)**

A light and pleasant room with mullioned windows to two elevations and views over the formal courtyard garden. Tiled floor and glazed door to the Entrance Hall.

### **Entrance Hall 8'7" x 7'11" (2.62m x 2.41m)**

Tiled floor, doors to Study, Entrance Porch, Garden Room and Entrance Porch. Internal mullioned window to Sitting Room.

### **Entrance Porch**

With decorative and secure outer iron gate.

### **Cloak Room**

Comprising lobby with corner wash hand basin, tiled splash back and tiled floor, and separate WC with tiled floor.

### **Study 11'9" x 7'10" (3.58m x 2.39m)**

With tiled floor and mullioned window overlooking the formal courtyard garden.

### **First Floor**

#### **Landing**

Extensive landing with wide seating area, solid oak floor and five windows to the front elevation. The original beams and associated joists are exposed. There is a large linen cupboard with extensive shelving. An unusual feature is the small alcove inset to the chimney, originally used as a salt box, using the heat from the chimney to keep the salt dry.

At the eastern end of the landing, the kite winder staircase descends to the Drawing Room and ascends to the attic floor. The central staircase also provides access to the attic floor. From the western end of the landing, steps lead up to;

#### **Master Bedroom Suite**

##### **Bedroom 15'11" x 14'1" (4.85m x 4.29m)**

A well proportioned room with a mullioned window to the front elevation.



#### **Dressing Room**

Fitted with a range of wardrobes with mirrored fronts offering a variety of hanging arrangements.

#### **Bathroom**

With mullioned window to side elevation and fitted with three-piece suite comprising WC, bath with shower over and wash hand basin.

### Guest Bedroom Suite

#### Bedroom 19'1" x 13'3" (5.82m x 4.04m)

A large airy room with mullioned windows to two elevations, both providing views across the gardens. Exposed joists to ceiling.



#### En-suite

Fitted with three-piece suite comprising bath with shower over with tiling to adjacent walls, WC and wash hand basin set into corner vanity unit. The original 'salt box' set in the wall provides a small storage recess.

#### Pine Bedroom 12'8" x 11'11" (3.86m x 3.63m)

Stripped pine floor and skirting boards, mullioned window to rear elevation, exposed original substantial oak beam and associated joists.



#### Bedroom 4 12'7" x 12'5" (3.84m x 3.78m)

Mullioned window with excellent views over the formal courtyard garden.

#### House Bathroom

Fitted with a three-piece suite comprising bath with shower over, WC and wash hand basin. The WC and wash hand basin are built into a tiled unit with large feature mirror above. Shaver point

### Second Floor

The second floor can be accessed via two staircases, giving great flexibility in the potential use of the accommodation. The vendors originally anticipated it would be used as a semi-self contained apartment and was refurbished accordingly. This allows its use as intended, but it would also lend itself to becoming a nursery, play room, hobby room or home cinema. The vendors currently use the larger room as an office and another as a small gym.

A propane gas combi boiler has been installed providing independent heating and hot water to this floor.

#### Room 1 24'10" x 17'6" Maximum (7.57m x 5.33m)

A large room with windows to two elevations and velux roof light, currently used as a home office. Exposed stone to two walls, polished pine floor, exposed hand made brick chimney breast and original magnificent roof trusses.

#### Room 2 17'2" x 12'5" Maximum (5.21m x 3.78m)

With polished pine floor, low level window and Velux roof light. The original roof trusses are exposed adding character to the room, which houses the boiler cupboard for the combi boiler and has a range of kitchen units, hob and Philips oven in place but not fitted. Hot and cold water and waste are ready for connection.

#### Room 3 16'10" x 12'2" Maximum

Currently used as a small gym, with exposed original roof truss and polished pine floor. Low-level window and Velux roof light.

A hatch provides access to the loft containing water tanks and aerials and associated booster equipment for television and radio. A storage cupboard allows access to a further loft area.



#### Outside

A block paved driveway leads from the road to a turning and parking area adjacent to the garage block, which is fully serviced with electricity, water and security system.

#### Garage 36'8" x 20'2" (11.17m x 6.16m)

Four-car garage with two double garage doors.

#### Workshop 20'0" x 9'0" (6.11m x 2.76m)

Access from the garage or personal door to outside. Store area above.

### **Gardener's WC**

With stainless steel wash hand basin, WC and electric water heater.

### **Potting Shed**

Purpose built of random stone with clay pantile roof.

### **Greenhouse**

Constructed of western red cedar on a concrete base.

### **Summer House 10'6" x 8'3" (3.22m x 2.5m)**

Constructed from stone and block with 'Rosemary' tiled roof. With the benefit of water and electric power and light, two glazed elevations each having a pair of glazed double doors giving the only access to the secret garden



A path leads east to a small pinetum and area planted with a selection of unusual shrubs. A further path leads into a formal lawned area, enclosed on two sides by hedging. At one end stands the summerhouse, providing the only entry into the secret garden, which is totally enclosed with Beech hedging.

To the rear of the property is a superb courtyard, flagged with Yorkshire stone and featuring a water rill and four immaculately manicured box parterres.



From the house, a central path leads to a natural area via a series of semi circular steps. This area provides a variety of interest and includes a large pond, bog area and a young Hazel tunnel. A flagged path leads from here to the kitchen garden in which the potting shed and greenhouse are located.

### **Garden Equipment Store**

Double doors, water, electric power and light and security system.

### **Gardens**

The Manor House is surrounded by outstanding gardens. To the southern side of the house is the largest section, comprising a shaped lawn flanked by deep borders of shrubs and herbaceous plants and overseen by a splendid ancient Yew tree.



### **Tenure**

Freehold.

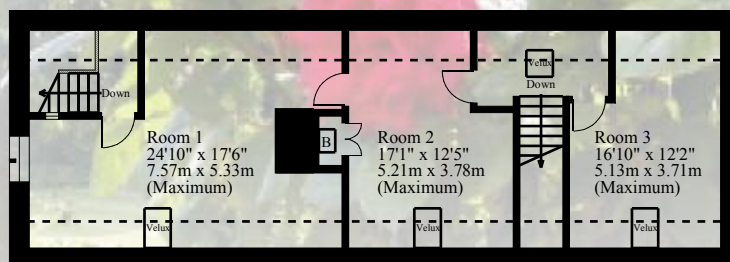
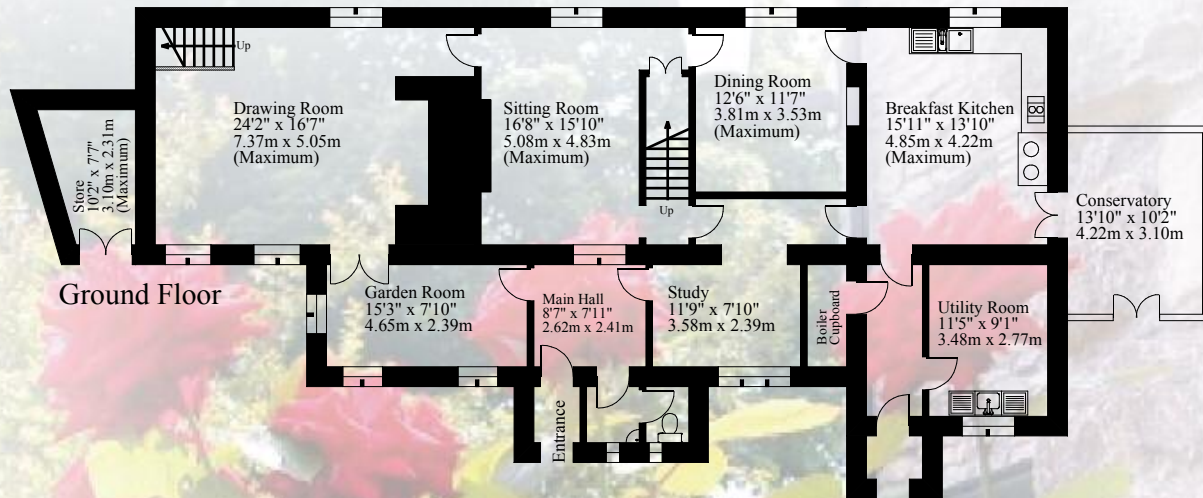
### **Services**

Mains water, drainage and electricity.

### **Security**

The property is protected by a maintained security alarm system connected to a response centre.

# The Manor House Womersley



## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls doors windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller, his Agent nor G A Slade Associates

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