



East Lilling Grange Farm
Lilling | York | North Yorkshire | YO60 6RW

FINE & COUNTRY

EAST LILLING
GRANGE FARM



Location

East Lilling is a beautiful linear rural location close to Sherriff Hutton and Flaxton. With Tykes pub and restaurant approximately 3 miles away, easy access to the A64 and Malton train station just 23 minutes from East Lilling Grange Farm this property has the perfect mix of a rural lifestyle whilst commutable when needing to work further afield or for important days out.

Drive up

Imagine having the opportunity to have all your animals a stone throws away from you! To experience cross-country training, an indoor pool at the click of your fingers and 20 acres of land to flourish in, with options to purchase more! This home provides it all!



Upon arriving to this rural property and drive down the picturesque road the view of horses, brilliantly maintained fields and shrubberies greet you home. Having the option of two entrances simply sets the tone for this outstanding home! If you decide to welcome your friends animals to your extensive equestrian facilities the first entrance will cut out your home and showcase your arenas with a beautiful stroll to your stables. The larger vehicles come hand in hand with the equestrian lifestyle and the current sellers have purposefully accounted for!

The next access is straight to your new home, veering right welcomed with a gravelled driveway, beautifully planted shrubbery and lawned areas your courtyard is large enough for all family and guests as well as gated secondary parking area in front of the stables.

Entrance

Welcoming your guests or after a long day coming home will fill you with a sense of space and tranquillity. Your beautiful, pathed walkway leading to the breath-taking glass fronted double door is the perfect welcome home. The galleried landing and double height ceiling offer a grand feeling and unique perspective whilst still ensuring your home private and luxurious. Your Entrance Hall leads you through into your large, open dining room, ground floor W.C and a featured brick wall corridor leading to a self-contained one-bedroom annex to the left.

Dining room

Whether you are a party loving household or wanting all the family gathering in your dining room can accommodate! The double height ceilings and galleried landing brings a great spacious feeling. Currently home to a 12 seated dining room table this is ideal centre to host, the natural stone and surrounded multi fuel fireplace and full-length patio doors to your south facing courtyard floods natural light into this beautiful room.

Kitchen

The saying your kitchen is the heart of your home is truly the case with this beautifully proportioned and designed kitchen! The light grey cupboards amongst the natural ceiling beam and natural slate flooring are the ideal room to spend time.

This space has been carefully designed, allowing ample seating options at your kitchen table, adding soft seating in front of your large four panelled arched window or at the central island space.

Your Island perfectly separating the different areas in your kitchen space and offering further storage and preparation space and sink.

The large Aga sent into a brick surround tie in perfectly and steals the show in this kitchen with its lively green colour it compliments the natural tones surrounding it- for further pace or ease in the summer months an integrated electric oven and microwave have been installed.

If your household is the one when active children are always wanting snacks then this large pantry, just off the kitchen will be your new best friend! This large area has space for a fridge freezer and plenty of room to store extra food! As there is a patio door leading straight into the courtyard you don't need to walk through your home to get extra drinks and keeping the doors open on a lovely day allows you to have open sightlines to all your family and guests.

Following the corridor to the double garages and onto the courtyard you will benefit from a ground floor w.c, located in a very convenient space and a spacious utility room perfect for hiding away the washing that can be done tomorrow!





Seller Insight

“ We had been living in a residential area, but as we had horses, we were keen to move to the countryside,” say the current owners of East Lilling Grange Farm. “As soon as we saw this farm, we could see the opportunity for development: we lived in the original farmhouse for 4 years, then converted the listed barn into a home for ourselves, essentially creating a new house in the shell of the old building. Now, our favourite room is the kitchen, which is wonderfully spacious and overlooks the stables and garden. This is a home which is ideal for everyday life and entertaining alike, with all the space and flexibility the long barn provides. The dining hall is huge, the kitchen and living area very generous too, and all of the doors open up to create one superb party room.”

Outside, the gardens provide plenty of space for outdoor living. “We have retained a parkland aesthetic,” say the owners, “with trees, shrubs and grass, and paddocks beyond for grazing horses. To the rear of the property, between the farmhouse and the barn, is a courtyard opening out from the indoor swimming pool via large doors. This is the perfect spot for al fresco dining or relaxed summer drinks with friends.”

The location of the property has much to recommend it, too. “This is the ideal situation for horses,” say the owners, “with the hills on one side and the common on the other, and racing gallops within three miles. We are in the middle of farmland, with only two other properties off the private driveway, and the next nearest neighbour about half a mile away, so it is wonderfully peaceful and quiet here. However, we have easy access to amenities, with a shop and Post Office just three miles away, and a supermarket just a 10-minute drive away in Strensall.”*

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









Lounge

The party home options keep on coming with double doors joining your lounge into the dining room, the focal point of the natural stone and brick multi fuel fireplace, neutral beams and patio door to the south facing courtyard compliment each other perfectly. The neutral, bright, and fresh colours in the room allows for a relaxing experience. The double doors offer a larger entertaining space or close off for a cosy night in next to the fire with loved ones.

Pool

How does your own private indoor pool sound? Endless entertainment and opportunity await with this leisure facility! Do you have the next Olympic swimming champion budding in your family or dream of hosting pool parties for all of your friends? This home has it all! South facing the sun warms the whole rooms up, its quaint nautical theme enhances the whole experience. Having a hexagonal extension for seating to relax, watch the fun happening in the pool, adding skylights makes this room an amazing addition.

Following along from the pool area is the plant room, also housing the boiler, a perfectly positioned w.c and shower room to dry off after a long swim.





Gallery landing

To the first floor the picturesque galleried landing opens on two sides, peaking to the main entrance and the stunning dining room. Looking over both sides of the galleried landing have open, full height windows brining plenty of natural light enhancing the neutral colours and natural beamed Cathedral style ceilings leading to your four bedrooms and family bathroom.

Master bedroom

Escape to madness of the day and retreat to your master bedroom! The beautiful four panelled arched windows open up this spacious room; with relaxing tones and wood beams allows the perfect relaxing space to unwind after a long day with the horses.

For those who can never have enough clothes, fear not! Adding you're your built-in wardrobes in the master bedroom, your walk-in wardrobe and dressing area has abundance of storage for all clothes and a private space to get ready for that all important evening ahead.

Adding to your master bedroom you can wash away the day in the modern ensuite bathroom. Neutral tiled flooring, gorgeous free-standing bath with contrasting back base and additional shower head you can soak in this beautifully thought-out room. Walk into your rainfall shower with double shower head, benefit from the additional storage under your modern sink and light up mirror!





Bedroom two

Walking over the galleried landing the first door leads you to them second double bedroom, this room has a delightful, comforting feeling. This space allows beauty and functionality with windows opening up to the south facing courtyard, wooden beams, and traditional built-in wardrobes.

Bedroom three

The third bedroom, with south facing window and wooden beam to the ceiling has a lovely family feeling, this room offers the option for a single bed and floor space to play or a double bedroom for relaxing.

Bedroom four

The fourth bedroom offers a playful and fairy-tale feeling when entering! Situated at the end of the property is a beautifully unique shaped room has two windows allowing sun stream through into the room with views over a perfectly maintained courtyard. With an abundant amount of space for double bed, space for children to play or a lovely guest bedroom this space will be the first pick for all the family!

Family bathroom

The family bathroom is beautifully decorated in blue and gold tones perfectly complement each other allowing space for the full family. This large space has a free-standing bath, separate shower and thoughtfully having the w.c separate from the family bathroom there will be no problems when more than one family member requires it! The w.c and sink are perfectly positioned next to the family bathroom in keeping with the style for a continuous flow.





Annex

Imagine being able to welcome an elderly family member into your home knowing they are safe and close to you, or have an older teenager who is desperate for their own space? You have the option to offer this to your family!

The one-bedroom annex is to the left of the main entrance down a beautiful brick walled corridor so this can be fully independent or allow assistance from family members, stepping into the hallway

for this space you will firstly walk to the bright and open shower room, next the open plan kitchen, living area with a traditional feature fireplace and patio doors onto a private patio area.

The neutral kitchen with electric oven and mix of closed and open feature cupboard space is the perfect self-contained area! The open plan gives the room a great flow, easy access between the lounge area and allows space for a dining table.





“ We shall miss the open space this property affords, both inside and out, and the peace and privacy of the farmland setting.”

Courtyard south facing

The south facing courtyard is cuddled by the property wrapping around creating an enclosed garden filled with beautiful buds and flowers, this area situated between all entertaining family rooms will prompt morning coffee with a good book and evening gatherings around a fire pit!

Stepping outside the amazement continues! Your metal babies have the option of staying on the perfectly maintained gravelled driveways a double garage to keep them safe and secure! Stable style buildings wrap around the space to be able to greet your horses, extra storage space for all your families outdoor activity and give access to the further stables and stalls.

Equestrian stables

Your stables have been lovingly built with even the smallest details Your stables have been lovingly built with even the smallest details added. Within this space are two tack rooms, fitted with saddle racks and bridal holders for easy access.

This moves on to the larger stable area where a lovely large entrance opens the space up to allow the perfect space to work with your horses, this area has ample space for tables and chairs to relax and a separate office space to be able to be close to the animals as work and keep all documents together.

This area has 20 spectacular stables and 7 stalls, two access points to take the horses to one of three different arenas or to the horse exerciser to the rear.

Arena for dressage

You will feel spoilt for choice at this property, never needing to take your horse to another riding facility to practice on a certain skill as your new home has the option for a dressage, jumping and cross-country! All these spaces have beautifully landscaped grass areas in between the arenas offer beautiful scenery when moving between them.

Your equestrian home will be the place everyone wants to be! Natural jumps, hills, and manmade pond for your horses to move between are exceptional, moving onto the show jumping arena this large space offers beautiful views of your 20 acres to encourage you on the next jump! The Dressage arena with mirrors to one side simply demonstrate the standard this home has been finished to, the walk down to this area is next to none!



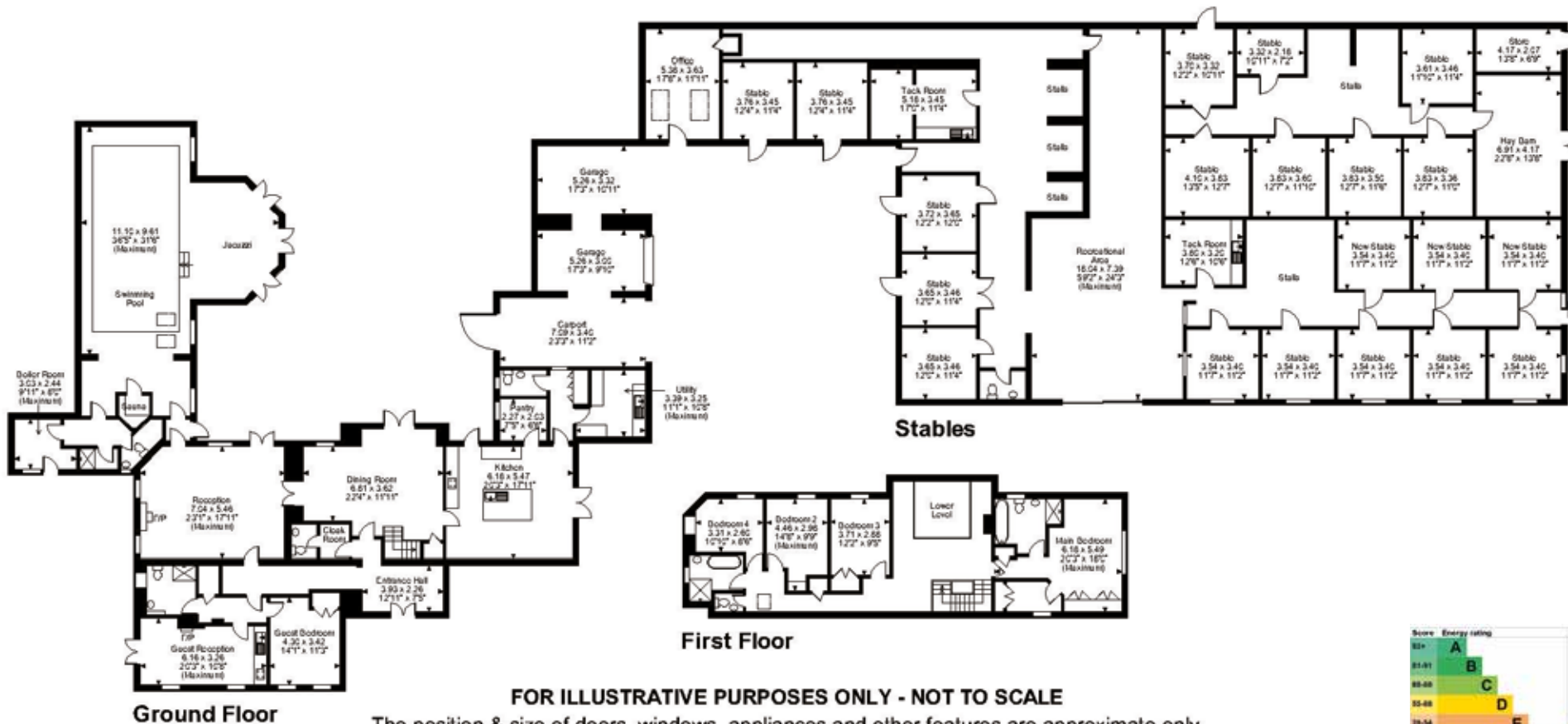
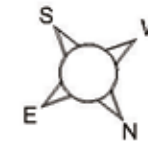




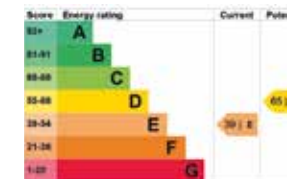
Land

The opportunities that this property present are endless! 20 acres of land surrounding this home provide you with your own piece of heaven and option to gain more land! Whether you plan to add more equestrian facilities, a tennis court is on your agenda or the biggest play park you can imagine this property will always exceed your expectations!

East Lilling Grange Farm, York
Approximate Gross Internal Area
Main House = 4721 Sq Ft/439 Sq M
Garages & Carport = 678 Sq Ft/63 Sq M
Stables = 6971 Sq Ft/648 Sq M



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