HOWSHAM HALL
York, North Yorkshire

EXQUISITELY RESTORED
Malton 9 miles • York 14 miles • A1 25 miles • Harrogate 34 miles • Leeds 39 miles • Leeds Bradford Airport 43 miles
(All distances approximate)

Accommodation and amenities
5 formal reception rooms • Staircase hall • Principal bedroom suite and main guest suite (each with dressing room)
5 further bedroom suites • Snooker room • Family and leisure wing • Offices • Staff accommodation • Wine cellars

Historic parkland, formal lawns, frontage and fishing rights on the River Derwent

In all approximately 80 acres (32.3 hectares)

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Knight Frank
The Property

- The Grade I listed Howsham Hall lies to the north east of York in a quiet, secluded valley. Originally part of a large traditional estate stretching to 11,000 acres and having been a family home for 350 years, Howsham Hall was more formerly a private preparatory school for boys.

- The property exudes architectural grandeur throughout and offers an exquisitely restored country house set in approximately 80 acres of attractive North Yorkshire countryside providing a manageable stately home. Described by Pevsner as “one of the sights of the East Riding...not extremely large, but wonderfully even and complete.”

- Howsham Hall has recently undergone an extensive program of refurbishment by gl50 properties, award winning specialists in country properties resulting in an exceptional home, finished to the highest of standards. Works have been undertaken on the external masonry, windows and roof and the interiors have been remodelled resulting in an exceptional contemporary home whilst retaining much of its historic and architectural charm.

- The house is approached through two hexagonal stone Lodges with round arched gateways and rounded battlements via a private driveway leading to the impressive south façade. There is a second entrance drive leading in from the village.

“**The aesthetic is eccentric british – think Lewis Carroll meets Sir John Soane**”.

Lucy Denyer, The Sunday Times
Location
- Howsham is set in rolling countryside on the edge of the pretty Yorkshire Wolds and adjacent to the small yet attractive village of Howsham. It lies 14 miles from York, with its mainline railway station with regular services to London, the fastest taking as little as 1 hour, 45 minutes. The A64 just to the north of Howsham offers access to York, and the motorway network of the M1 and M62. The market town of Malton is 10 miles away with a diverse range of amenities including a railway station, restaurant, shops and a weekly market. Ganton Championship Golf course is 24 miles along the A64 and York Racecourse, a primary attraction is 14 miles away. Castle Howard, one of the finest houses in Europe and famous for its location in Brideshead Revisited stands 8 miles to the north. Schools include Ampleforth College near Helmsley, Terrington Preparatory near Malton, St Peters in York and Queen Margarets York.

History
- Built by Sir William Bamburgh in c.1610, whose coat of arms are above the entrance doorway, Howsham Hall is largely of “Hi Tech” Jacobean style. The interior was subsequently remodelled in c.1775, probably by John Carr, known for his work at Chatsworth, Harewood House and Castle Howard to name a few.
- For much of it’s history the house was in the ownership of the Cholmleys before it passed to the Strickland family who sold the estate and its contents in 1948 – 10 years later it was bought and converted into a boy's preparatory school.
- The current owners have converted the house from its institutional incarnation creating a fine, enviable country residence. The house has only been on the open market 3 times since the land was acquired in 1573.

Accommodation
- Howsham Hall offers the rare combination of exceptional formal rooms together with practical family accommodation designed for modern living.
- The house is situated around a traditional central courtyard with the front door entrance porchway leading into the great hall, a finely proportioned state room retaining important architectural details including an arcade of Doric columns and cornicing. The drawing room, another fabulous reception room with Adamesque stucco frieze matches the detailed marble fireplace. Adjacent to the great hall is the staircase hall, where a grand staircase rises up to the first floor supported by Tuscan columns. Accessed from here, is the dining room featuring early eighteenth century woodwork by Thornton of York and beautifully detailed cornicing. The fireplaces throughout the property are an additional feature of exceptionally high quality at the property.
Period features such as the huge stone fireplaces and elaborate cornicing have been retained, while the background has been kept muted with tasteful Farrow and Ball colours.

The Sunday Times Property Section
Beyond the formal reception rooms the ground floor accommodation has been remodelled including an extensive Mark Wilkinson kitchen with stunning G50 signature worktops, walnut floor and modern appliances. Steps then lead up to the adjacent breakfast room with playroom beyond, ideal spaces for everyday family living. Looking over the River Derwent along the northern side of the house is a cloakroom and family room with a back staircase to the lower ground floor where further rooms incorporate the leisure / family wing of the house. These comprise a magnificent entertainment room, a kitchen / bar and an additional cloakroom all creating a self-contained everyday family living area with access to the cleverly designed outdoor terrace enjoying views to the river and attractive countryside beyond. Also accessed from this downstairs passageway is a gymnasium and office beyond. In addition, there is planning for an indoor swimming pool in the courtyard and space for a steam/sauna and changing room.

Returning to the ground floor, the accommodation continues along the northern stretch of the property and includes a staff sitting room, two staff bedrooms and a bathroom. Before arriving back at the central and more formal part of the house, is the study with bay window overlooking the River Derwent and small cosy library with panelled walls. From here a passage winds its way back to the great room with cloakroom and stone steps dropping down to the southern section of the lower ground floor.

This area of the house comprises space for entertaining on a bigger scale in the “gentleman’s retreat” with snooker table and caterer’s kitchen. In addition, there is a store room, two wine cellars, kitchen store, laundry room, gun room, boot room and boiler room.
To the first floor is the fabulous principal bedroom suite comprising a significant bedroom with bay window offering fantastic views over the park. This was likely to have been the great chamber in the early 17th century house with its Adam-style stucco ceiling and inlay marble fireplace. From here is the dressing room, make-up room and bathroom with its own fireplace. In addition there are six further spacious bedroom suites each of great character and many with lovely views.
Outside
Situated in a quiet, secluded valley 14 miles north east of York, the property comprises in the region of 80 acres. The grounds are dominated by beautiful formal lawns extending to over 10 acres, emphasising the unique parkland setting of the Hall and its relationship to the surrounding countryside. The level main lawn to the front of the house has been prepared for cricket for nearly 50 seasons and the grounds to the west hide insights into the past, with the remains of the original ice house, boat house and folly. There is river frontage for approximately 0.5 miles to the Derwent including fishing rights and the opportunity to moor a boat. There are approximately 68 acres of pastureland to the south west recently purchased by the current owners. There is planning permission to the east of the house adjacent to the ground floor kitchen for a garage complex with a log, machine store and secure parking.
General Remarks and Stipulations

Viewing
Viewing is strictly by prior appointment through the joint selling agents.

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

Planning
Howsham Hall is Grade I listed being of historic and architectural importance.

Method of Sale
The house is offered for sale by private treaty; however the joint agents reserve the right to conclude negotiations by any other means at their discretion.

Services
Mains water, electricity and drainage. LPG central heating.

Fixtures And Fittings
All items normally designated as fixtures and fittings are specifically excluded from the sale unless they are mentioned in the particulars of sale.

Covenants, Easements, Rights of Way
The property will be sold subject to all covenants, easements and rights of way whether specifically mentioned in these particulars or not.

Council Tax
Council Tax is payable to Ryedale District Council. Telephone: 01653 600666.
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