



THE FOOTMANS LODGING, MOREBY HALL, ESCRICK, YO19 6HN
Guide Price £395,000

Carter Jonas

Moreby Hall is an outstanding building of palatial elegance, set in 12 acres of idyllic parkland located just 6 miles from York City Centre.

With its majestic character and architectural heritage, Moreby Hall is recognised as one of the most architecturally impressive historic buildings in the area. The stunning Jacobean building offers a collection of homes designed to provide a variety of accommodation overlooking the sweeping lawns, picturesque parkland and the attractive internal courtyard.

The contemporary development of apartments and houses provide a striking contrast to the building's exterior. Properties boast imposing proportions and natural light is optimised through the iconic Jacobean period windows, ranging from beautiful mezzanine houses boasting full-height feature windows to exquisite lateral spaces, this wonderful collection of houses and apartments offers a home to suit a wide range of lifestyles.

Residents enjoy exclusive access to the gardens and parkland where neighbours can meet and relax. Every home is sold with dedicated parking spaces for two vehicles and a total of 12 acres of parkland to enjoy.

The Footmans Lodge, is a lower ground apartment with two double bedrooms, two bathrooms and is accessed via its own entrance in the old servants' quarters which have been converted. The beautifully restored vaulted red brick ceilings are particularly attractive and just one of many exceptional period features.

The living accommodation is bright and quirky comprising a reception room and separate bespoke kitchen with integrated appliances. Externally the apartment has the benefit of a private patio garden area with a "living wall" and includes dedicated parking bays for two vehicles.

These remarkable properties are finished to the highest standard offering parquet style herringbone flooring to the kitchen, contemporary tiling to bathroom & ensuite, luxury carpet in the bedrooms, Silestone worktops to the kitchen, and underfloor heating through the ground floor with an individual Air Source Heat Pump.

Moreby Hall which is situated just outside the village of Stillingfleet, approached through parkland over a sweeping driveway to an impressive entrance with cattle grid and occupies a quiet and private location surrounded by parkland to three sides and the river Ouse, just 6 miles to the north of York City Centre which is well known as one of Britain's finest historic cities; an important tourist destination and widely recognised for its excellent range of facilities and amenities as well as some highly regarded schools.

THE FOOTMANS LODGING IS A SUPERB LOWER GROUND APARTMENT OF EXCEPTIONAL QUALITY MIXING A BLEND OF CONTEMPORARY AND PERIOD FEATURES.



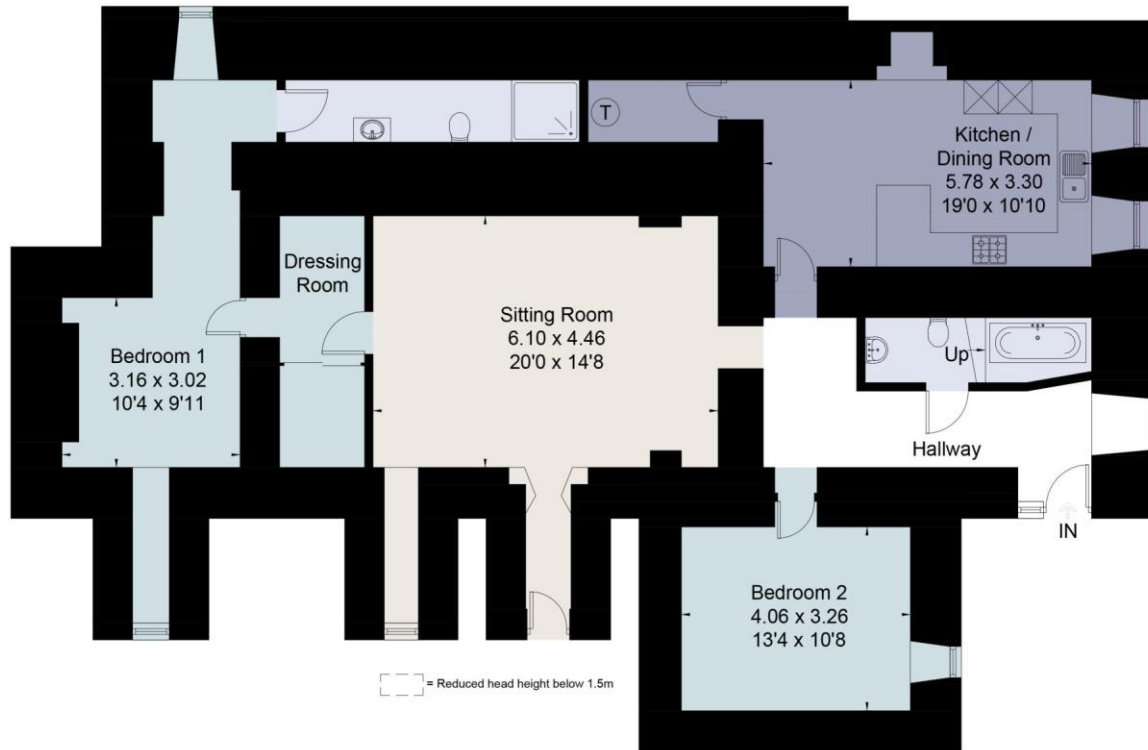
TENURE Leasehold

EPC BAND Exempt

Classification L2 - Business Data



Approximate Area = 143.4 sq m / 1543 sq ft
Including Limited Use Area (3.4 sq m / 36 sq ft)
For identification only. Not to scale.
© Fourwalls



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 302970

York 01904 558200

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

carterjonas.co.uk
Offices throughout the UK

Exclusive UK affiliate of
CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

Classification L2 - Business Data