



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.



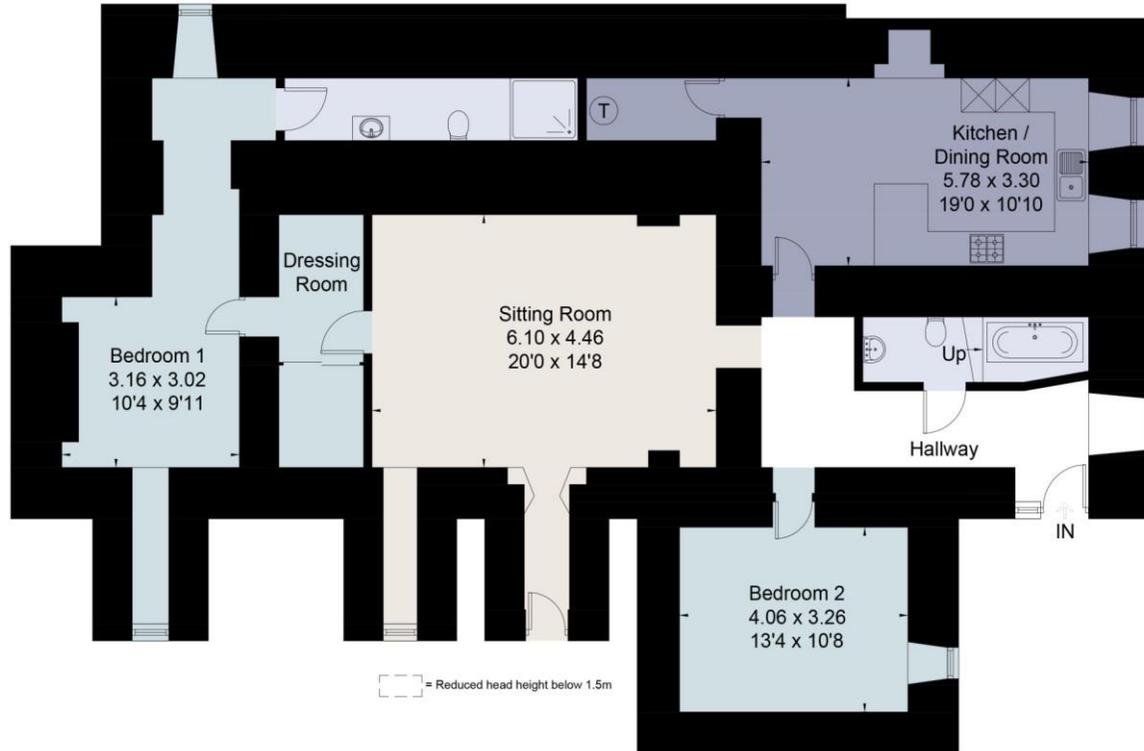
TENURE Leasehold

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.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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