

Arthington Hall

Yorkshire



A beautifully presented Grade II listed Georgian country house positioned in approximately 22 acres of private grounds and ancient woodland with views over the River Wharfe and Arthington Viaduct.

Arthington Hall, Arthington Lane, Arthington, Otley, West Yorkshire LS21 1PH

Harewood 3.0 miles, Pool-in-Wharfedale 3.1 miles, Bramhope 3.7 miles, Leeds city centre 7.0 miles, Harrogate town centre 8.0 miles, Leeds mainline station 8.3 miles (2 hours 15 minutes to London Kings Cross), Leeds Bradford airport 6.2 miles

Features:

Main House: Entrance hall | Oval hall | Kitchen
Family room | Dining room | Bar/Entertainment room
Orangery | Playroom | Library | Home cinema | Family office
Main office | WC | Leisure suite including 3 room gym
Principal bedroom with en-suite and dressing room
6 bedrooms with en-suites | One further bedroom
Shower room | Relaxation room | Steam room
Four car garage | Extensive cellars and attic floor
Green house | Two plant rooms and store rooms
EPC rating E

Lodge House: Sitting room | Kitchen | 2 Bedrooms | Bathroom
Office | Garden | EPC rating E

Garden and Grounds | Woodland

About 22 acres in all





Arthington Hall

Originally built in the mid-15th century Arthington Hall stands on the site of a former Cluniac nunnery endowed by the Arthington family in the late 1200s and later given by Henry VIII to Archbishop Cranmer in 1543 after the dissolution of the monasteries. Following a fire in the late 1700s, the house was substantially remodelled for Henry Arthington by Yorkshire architect John Carr who was very popular in Wharfedale at the time for designing beautiful country houses, such as nearby Harewood House. At Arthington Hall, Carr's most notable legacy is the famous 'flying staircase' described by the late Giles Wordsley as a masterpiece of joinery and one of Yorkshire's unknown 18th century marvels. Set in an oval stairwell, it starts with two flights that meet at the half landing to form a central unsupported flight. In the late 19th century the property was extended by Alfred Waterhouse who is best known for his design of the Natural History Museum in London.

Arthington Hall is a classically designed Grade II listed Georgian house approached via a very private and discreet circular tree lined drive. At the gates to the property lies a Lodge House, that would be perfect for staff or dependant relatives. The gardens and grounds have been beautifully landscaped to include a walled garden, parterre, orchard, courtyard and formal garden. Ample provision for car parking has been incorporated along with garaging for four cars, which was included in the most recent renovation.

In 2015 Arthington Hall was beautifully and completely restored. The attention to detail throughout the property is quite outstanding. From the moment one enters, there is a real sense of quality. The standard that has been achieved throughout the property is immediately apparent with no detail being too small, ensuring that the original character of the building remains intact. The décor represents the best of modern-day country house living, each room having its own personality. This extends from the formality of the family drawing room, the elegant dining room, the impressive orangery to the magnificent entertainment room and bar, all four of which have been finished to exacting standards.

As one would expect with a house of this calibre, there is a large, high specification kitchen, fitted with an extensive range of hand-built hardwood units beneath contrasting granite work surfaces, finished with quality Miele appliances and includes an Aga. The kitchen has been perfectly positioned for ease of access to the three main reception rooms and the orangery, perfect for entertaining guests and parties. The orangery is approached across a large terraced area with barbecue and seating area. A new audiovisual system which also manages heating, lighting, and security has been installed.

Arthington Hall also accommodates for family life beautifully with two offices, library, playroom, home cinema room and a separate leisure suite including a 3 room gym, relaxation room and steam room as well as all the entertaining space previously mentioned. The main office has been lovingly restored to its former glory.

On the first floor there are a total of eight bedrooms, seven full suites and the remaining bedroom having access to a shower room. All have been tastefully decorated and offer stunning views of the surrounding grounds and rolling countryside beyond.

Gardens and grounds

The gardens and grounds have been beautifully landscaped featuring new terracing and extensive planting. The principal terrace leading off the west wing is planted with a mixture of shrub and herbaceous borders with formal parterre and a hornbeam walk. A rose covered colonnade style pergola leads to a terraced dining area with spectacular views towards the River Wharfe and the breath taking Arthington viaduct.

A new walled garden was created in 2014 and is capable of providing year-round produce, including cut flowers, a plethora of seasonal fruits and vegetables, such as figs, morello cherries, pears, apples, nectarines, peaches, raspberry beds and asparagus beds. Along with a large newly constructed traditional style greenhouse, which includes vines and a garden store behind. This particular part of the garden is a remarkable feature.













The grounds extend to approximately 22 acres which includes an ancient Beech and Bluebell wood with a Ha-Ha wall that has been fully restored. The ancient woodland is a magical place and boasts snowdrops and wild garlic as well as the beautiful Bluebells.

Fishing/Shooting Rights

The hall includes fishing rights on the river Wharfe and by separate arrangement there is the option to take the shoot on the neighbouring 900 acres of land, which also includes a bothy that is an ideal venue for shooting refreshments. There is the potential to put down between 5000 and 7000 poult and expect to shoot between five and nine days with an average bag of 250 birds. There are 18 years left on the shooting lease, however it is currently sublet for the next 3 years.

Location

Arthington Hall is set in glorious countryside, on the edge of the small village of Arthington with its church and village hall, between Harrogate (9.2 miles) and Leeds (8.3 miles). The Yorkshire Dales National Park is just 14 miles away, offering some of the country's finest landscapes while Leeds Bradford International Airport is just over 6 miles away.

Local amenities can be found in the villages of Bramhope, Pool-in Wharfedale and Harewood, between three and four miles away, including local shops, pubs and a post office. Primary schools in the area include the outstanding-rated Harewood Church of England Primary School, while secondary schooling is available in Leeds and Harrogate, including several independents, such as Gateways School, The Grammar School at Leeds and Ashville College and Harrogate Ladies in Harrogate.

The nearby village, Pool-in-Wharfedale (1.7 miles) has a pub, a post office and a petrol station. There is a local train station at Weeton, 5 miles away. Arthington is well situated for those who need access to Yorkshire's urban conurbations and motorway network. Junction 45 of the A1(M) is 10 miles away. Leeds has a well-served railway station with regular services to London and Manchester, and further afield. Many services make the journey to Kings Cross in under 2 hours 15 mins.





Directions

From Harrogate, take the A61/Leeds Road away from the town centre and continue to follow the A61 for six miles, before turning right onto the A659/Otley Road. Otley road merges into Arthington lane, whereby the property is positioned on the right hand side opposite the turning for Blackhill Road.

General

Local Authority: Leeds City Council

Services: Mains electricity, water and drainage. Underfloor heating /open fires/biomass heating and air conditioning form part of the heating programme in many rooms, all of which are programmable by room. The biomass boiler has a 12 years bonded rebate. There is also a back up generator.

Council Tax:

Arthington Hall Band H

The Lodge Band D

Agents notes: The grass land is subject to an agricultural tenancy agreement with a rolling six month notice. The house unusually has listed building compliant double glazing. Private leased line internet broadband.

Tenure: Freehold

Guide Price: £6,950,000



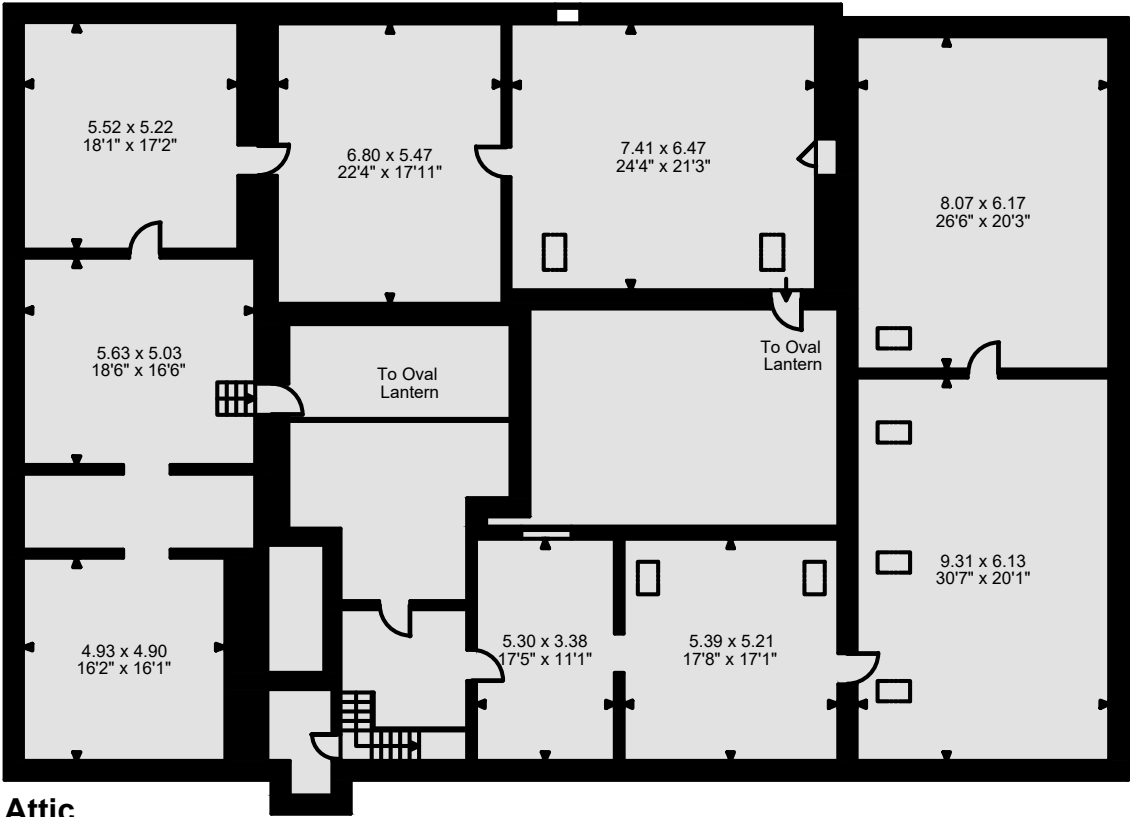
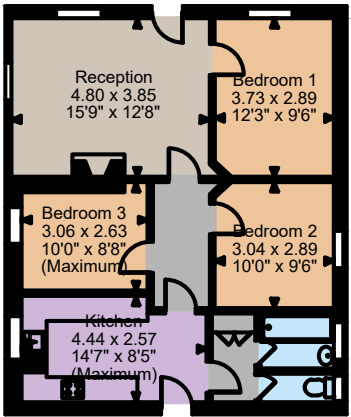
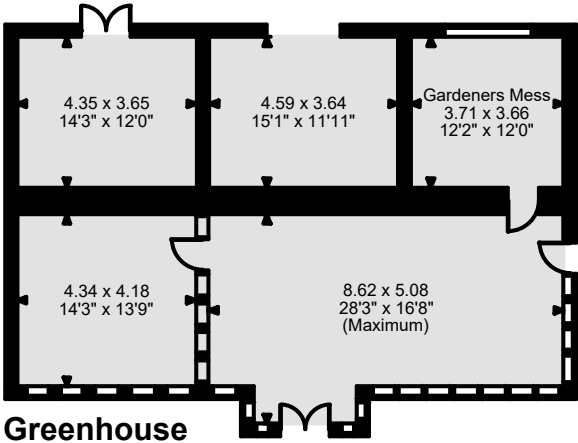
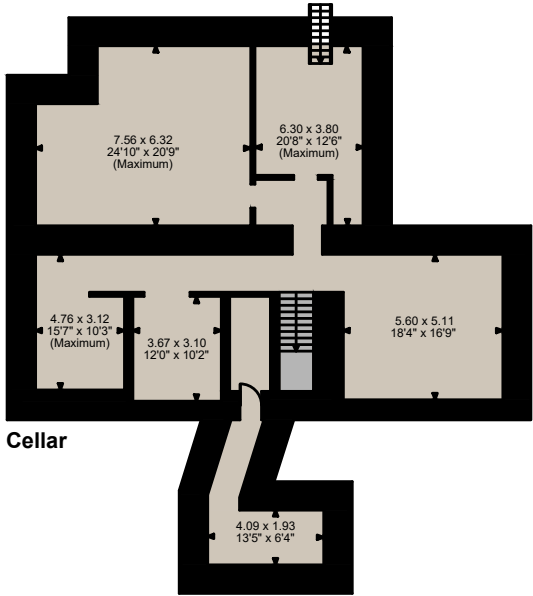


Ground Floor



First Floor

Garage internal area 797 sq ft (74 sq m)
Cellar internal area 1862 sq ft (173 sq m)
Greenhouse internal area 1,225 sq ft (114 sq m)
Total internal area 23,939 sq ft (2,224 sq m)





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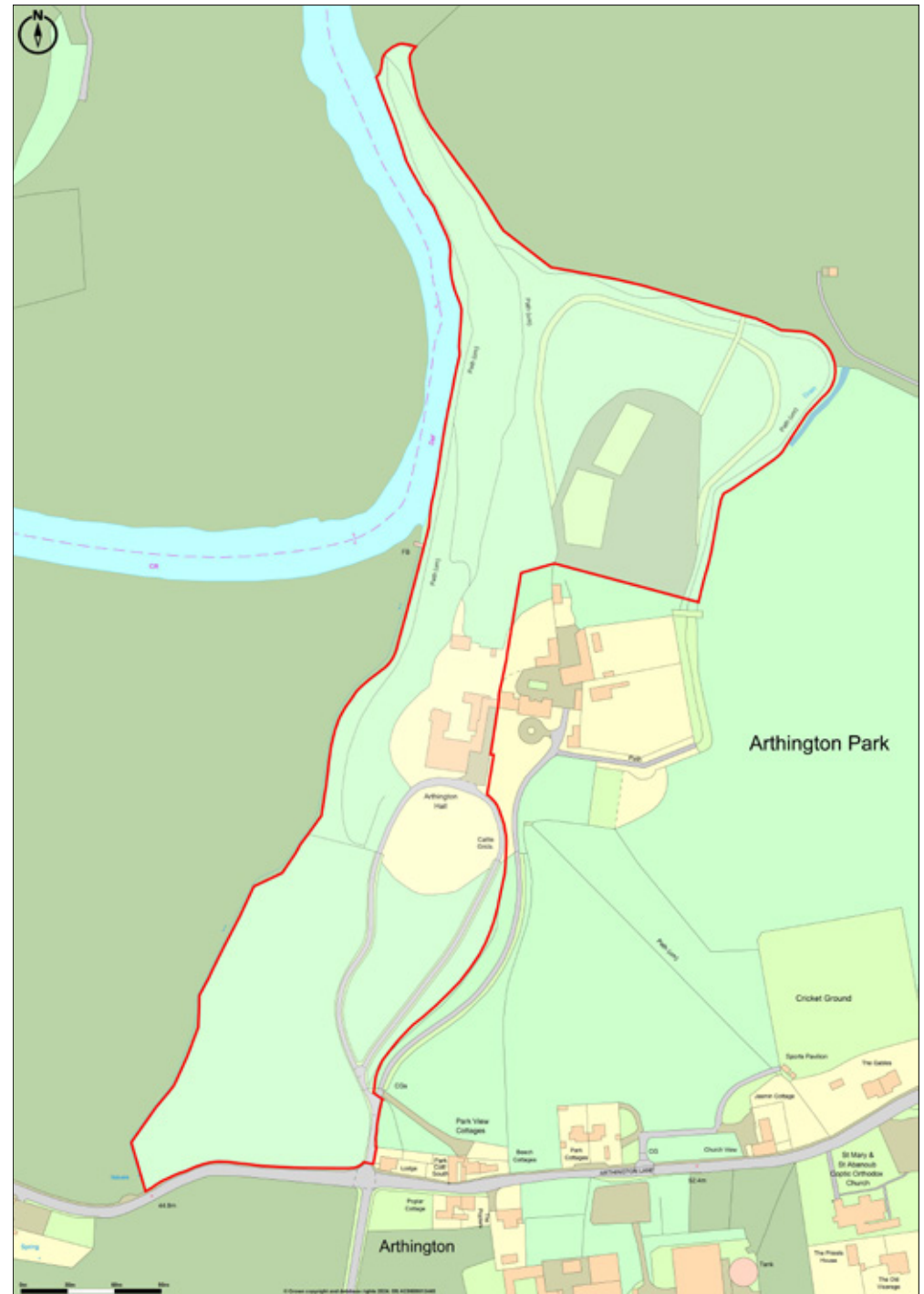
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