

# HAVERAY PARK HALL



NUN MONKTON | YORK | YO26 8EH







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York 8 miles, Harrogate 12 miles, Leeds 26 miles, A1M 5 miles  
(all distances are approximate)

*A quintessential gentleman's sporting and equestrian estate with principal south facing residence, separate cottage, magnificent grounds and 168 acres located in an unrivalled location in the heart of the golden triangle.*

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## ACCOMMODATION AND AMENITIES

### Principal Residence

Reception hall, fabulous drawing room ( 40ft by 26ft ), sitting room, dining room, garden room, airconditioned conservatory, billiard room, garden room, walnut breakfast kitchen, study, bar room (additional study) utility room, wet room and two cloak rooms.

Galleried landing, master suite with bedroom, dressing room and bathroom. Three guest bedrooms with dressing rooms and ensuite bathrooms, two further double bedrooms with ensuite bathrooms.

### The Cottage

Entrance hall, sitting room, dining room, kitchen and cloakroom. Main bedroom with ensuite bathroom, two further bedrooms and house bathroom.

### The Grounds

Sensational formal gardens that wrap around the house with a series of lawns, well stocked flower beds and borders, specimen trees, walled garden, orchard and pond as well as a flood lit 'en tous cas' tennis court.

Electric gates with secure entry system, sweeping driving and a charming turning circle with central water fountain outside the main entrance to the property.

### Equestrian

Up to 7 stables if required located in an award winning designed "U Shaped" building that adjoins The Cottage to two sides. All with water and power. Further field shelter.

Horse walker and ménage. Post and railed paddocks amounting to circa 10 acres.

### Ancillary buildings

There are a range of outbuildings, garden stores and garages.

Further commercial barn circa 90ft x 45ft ideal for storage or helicopter hanger / further garaging.

### Land

The land amounts to circa 168 acres. Please see the site plan for ease. The majority sits directly behind the property and comprises arable/grass land and woodland. It can be easily be sub divided to create smaller grazing paddocks for those who need it. There is a block of circa 30 acres that sits on the southern side of the lane.

**ALL IN ALL ONE OF THE FINEST HOUSES AND ESTATES IN  
NORTH YORKSHIRE**















## INTRODUCTION THE PROPERTY

Haveray Park Hall is wonderfully situated on the outskirts of the pretty village of Nun Monkton and sits on a mature estate of some 168 acres. The privacy enjoyed by this incredible home belies its convenience to York, Leeds and Harrogate and being in the heart of Yorkshire, it is equidistant from London and Edinburgh which are both less than 2hrs away by train.

The overall tone of pure excellence for Haveray Park Hall is set as soon as you draw up to the impressive entrance with electric gates which when opened allow you meander up to the main entrance of the house where there is a circular parking area dominated beautiful fountain and foliage that wraps around the front door.

On entering the house you are greeted by a significant reception hall with marble flooring that leads in to the heart of the house. All of the interior is sumptuous by design with one of the most striking features being the incredible drawing room which is over 1000 sq ft and has a number of south facing windows all overlooking the pristine gardens. The other principal reception rooms also encapture the vista of the gardens and grounds which make the house light but also incredibly peaceful and private. The dining room is full of ambience with its low ceiling and in which one can clearly imagine entertaining. The bespoke kitchen works perfectly and overflows in to the conservatory that looks out on to a beautiful parterre garden at the rear of the house. The billiard room would make an excellent family room/playroom and connects to the hub of the house from the charming garden room.

Upstairs the galleried landing dominates with the bedrooms branching off perfectly. All the bedrooms are impressive and come with ensuite bathrooms and some with gorgeous dressing and sitting areas.

The abundance of space (circa 9000 sq ft in all) will allow for every member of the family to have their own space, whilst at the same time being very easy for everyone to connect in the formal reception rooms or the day to day hub being the kitchen, conservatory and sitting room.





















In addition to the main house is The Cottage. This sits centrally in a design award winning separate building just across from the main house. It provides three bedroom accommodation that is perfect for dependant relatives, annexe, teenager suite or staff.

## GARDENS AND GROUNDS

The private gardens that surround the house are glorious and looked after daily by the current owners' two gardeners making sure that not a thing is out of place. Lawns wrap around the house and blend perfectly with strategically placed terracing, mature trees, shrubs and beautifully manicured hedging to ensure total privacy. There is a charming secret walled garden on the south side of the house as well as two large ponds – which make this a wonderful sanctuary for all the family.

Connecting to the gardens are a series of paddocks with post and rail fencing meaning that children have more than enough room to play and explore or allowing for one's horses to be visible and set the scene for the unrivalled estate.

## EQUESTRIAN AND SPORTING

Haveray Park Hall offers excellent equestrian facilities. There are a series of stables, field shelters and floodlight ménage as well as paddocks amount to circa 10 acres that border additional land making it very easy to extend the grazing areas.

On the sporting side up until last year the current owner did run a "home shoot" with bags regularly reaching circa 60 birds. Further details can be obtained from Croft Residential upon request.

## LAND

Please refer to the site plan for reference to where the land extends. There are no public footpaths that cross it and the boundaries are mature and fixed by hedging or fencing.











## ENVIRONS

Haveray Park Hall lies just before the village of Nun Monkton. With its maypole, duck pond and primary school the village seems to embody all that is expected of the traditional English village. Groups of pretty, period houses front a broad 18 acre green, or stray: there is a church and an excellent pub and riverside dog walks. This peaceful setting exists midway between York and Harrogate (off the A59), with easy access to both city and towns, as well as to Leeds which is roughly 26 miles away down the nearby A1.

## CONNECTIONS

Nun Monkton is some 8 miles from York station which sits on the east coast mainline making commuting North and South very easy indeed. With the right connection London Kings Cross is less than two hours away.

Leeds Bradford Airport is some 24 miles away and the A1M five miles away.

## SCHOOLING

Within a 10 to 15 miles radius of the property are a number of highly regarded private schools. Full details on them all can be provided by Croft Residential.









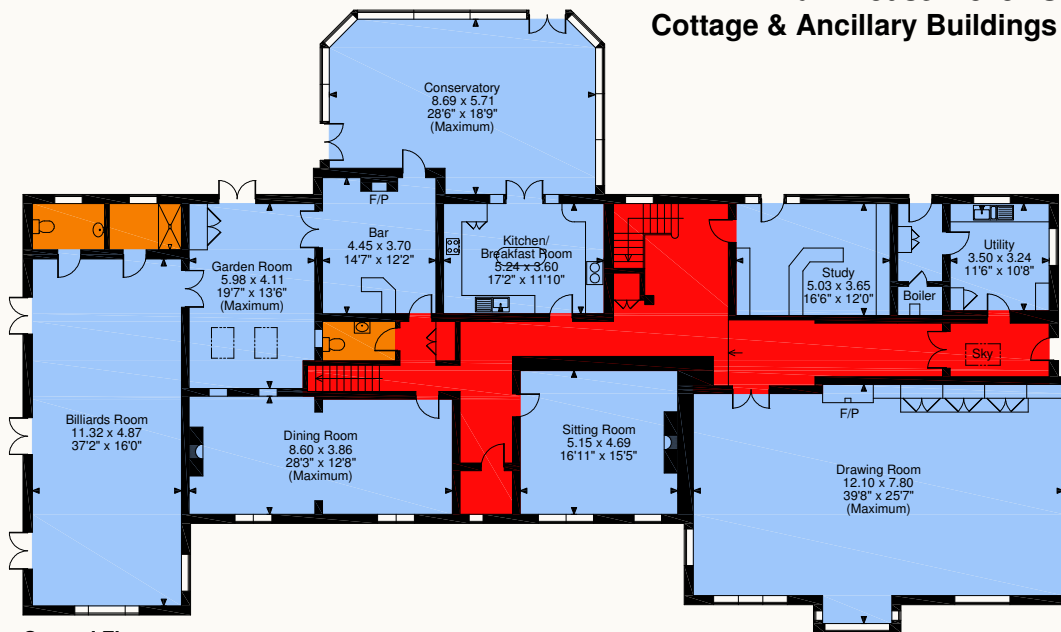
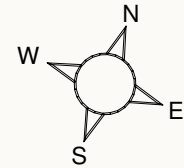




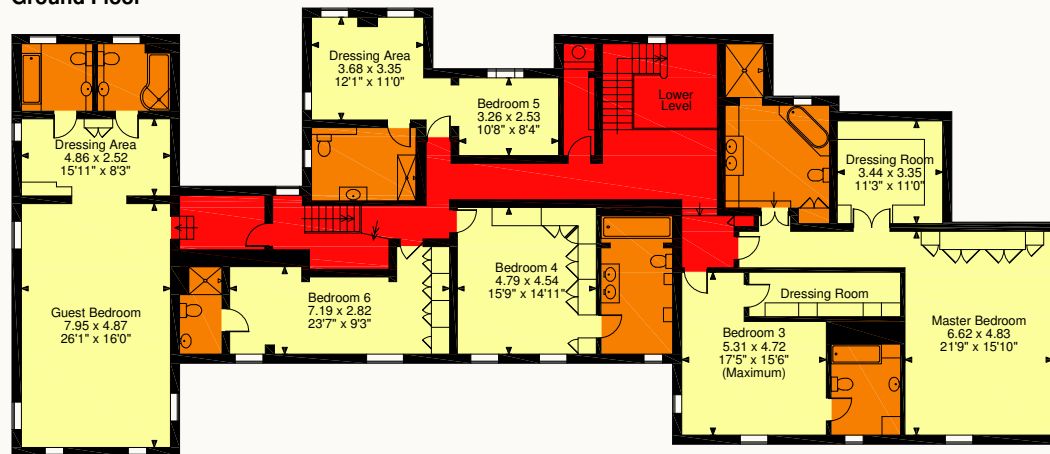




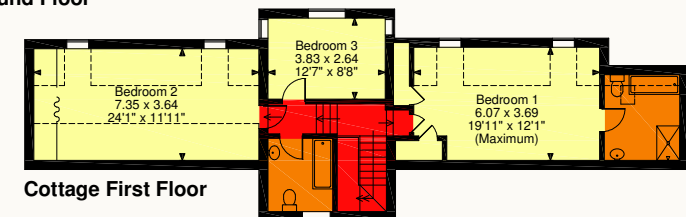
**Haveray Park Cottage, Pool Lane, York**  
**Approximate Gross Internal Area**  
**Main House = 8131 Sq Ft/755 Sq M**  
**Cottage & Ancillary Buildings = 3226 Sq Ft/300 Sq M**



**Cottage Ground Floor**



**First Floor**



**Cottage First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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# ADDITIONAL INFORMATION

## Services

We are advised that the property has mains and spring water, electric and septic tank drainage. The central heating systems in the main house and cottage are from oil fired boilers.

## Local Authority

Harrogate Borough Council. St Lukes Avenue, Harrogate, HG1 2AE  
01423 556300  
[www.harrogate.gov.uk](http://www.harrogate.gov.uk)

## Tenure

We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

## Directions

Travelling on the A59 between York and Harrogate, take the turning signed Nun Monkton. Proceed in the direction of the village and Haveray Park Hall is situated on the left hand side approximately 2/3 of a mile before reaching the village.

## Viewing

Strictly through the selling agents

## Croft Residential

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