



The Old Vicarage, Bossall, York, together with 13.45 acres of land

BoultonCooper

CROFT
RESIDENTIAL

BC
Est. 1801





The Old Vicarage, Bossall, York YO60 7NT

One of Yorkshire's finest period rectories.

The north wing dates from the 18th Century but was considered too small by later incumbents and in 1838 the renowned architect James Pritchett added the imposing south elevation.

The Old Vicarage faces south opposite the Norman Church in Bossall, a small hamlet 10 miles north east of York.

A sweeping gravel drive leads to the parking area with flanking stable block, garage and kennels.

The generous grounds surround the house and include tennis court, sunken garden with water feature, kitchen garden and orchard; extensive lawns and fully stocked herbaceous borders.

The house is both impressive and handsome, featuring five reception rooms, vaulted cellars, six bedrooms and three bathrooms.

To complete this idyllic family property there are 11 acres of grass paddock with protective shelter belt woodland.

The Old Vicarage is an unique country residence rarely available on the market.

Guide Price: £1,500,000

St. Michael's House, Malton
North Yorkshire YO17 7LR
t: 01653 692151
e: reception@boultoncooper.co.uk

boultoncooper.co.uk



Joint Selling Agents

Croft Residential
Pavilion 2000
Amy Johnson Way
York
YO30 4XT
t: 01904 238222
e: enquiry@croftresidential.co.uk

croftresidential.co.uk



BoultonCooper

BC
Est. 1801

FOREWORD

This exceptionally fine early Victorian house is built in Flemish Bond brickwork on the south elevation and in red brick construction under a slate roof on the earlier 18th Century north wing.

The stone mullioned windows are all single glass with secondary glazing and there are many ornamental features on the coping ridge and original dormer windows. The architect, James Pritchett was the first to escape from the traditional “pinched” central corridor and at Bossall he introduced the back corridor running like a spine behind the major reception rooms.

The floor area of the house alone at over 5000 sq.ft. is unusually large for a rectory and lifts the accommodation to provide for families.

The stable block is thought to have been built with the original vicarage, with the double garage added in 1972.

Message from the current owner:

“We have had nearly fifty wonderful years living here. It is an ideal family home where many interests can be enjoyed, with easy access to York and Malton, the North York Moors National Park and Yorkshire Coast.

The house is in an ideal location for the train stations at York and Malton and all main roads travelling north and south are within a few miles.

I am sure another family would equally enjoy living here.”



ACCOMMODATION

ENTRANCE HALL

18'4" x 10'1"

With exposed timber floor, rear aspect timber framed window, double radiator and staircase to the first floor.

INNER HALL

26'10" x 5'11"

With picture rail, decorative cornice and display alcove.

CLOAKROOM

11'6" x 7'4"

With low flush wc, wash hand basin, side aspect timber framed window and double radiator.

STUDY

15'11" x 11'8"

Built-in bookshelf, ornate stone fireplace on a stone hearth with reeded cast iron surround, and 2 no. timber framed windows.

DRAWING ROOM

21'1" x 14'10"

With ornate open fireplace and marble hearth and surround and timber mantel piece, picture rail, display alcoves, timber framed bay window, and French doors out on to the front south-facing gardens.

DINING ROOM

19'11" x 15'11"

With ornate open fireplace and marble surround with ornate timber mantel piece, serving hatch, picture rail, 2 no. timber framed windows, 2 double radiators and connecting door to the Drawing Room.

KITCHEN

16'10" x 14'6"

Fitted with a range of base and wall mounted units and work surfaces over, 1 ½ bowl stainless steel sink and drainer, integral oven and grill, 4 ring electric hob, timber framed window and glazed door to the side gardens.

REAR LOBBY

16'4" x 15'6"

York stone flagged floor.

PANTRY

7'5" x 5'6"

Wall-mounted shelving.

'THE DEN' / SNUG

14'9" x 14'7"

With open fireplace and stone hearth, brick recess, stone flagged floor and built-in cupboard.

UTILITY ROOM

17'3" x 9'11"

Belfast-style sink, plumbing for a washing machine, fitted base and wall mounted units, fitted cupboards, door to the outside and separate door to:

CELLAR

28'7" x 25'7" overall

Divided into four rooms with vaulted ceilings and brick floor, housing 4 no. 1000 litre capacity oil tanks with brick bund, oil-fired 'Ideal' Falcon boiler and coal house with chute.



TO THE FIRST FLOOR

There is a primary landing which serves Bedrooms 4, 5 and 6 and the family bathroom; and the secondary landing which leads to the Master Bedroom Suite, Bedrooms 2 and 3.

MASTER SUITE COMPRISING BEDROOM 1

20'0" x 15'7"

Timber framed window and wall length built-in wardrobe, 2 double radiators.

DRESSING ROOM

12'4" x 10'1"

Full wall built-in wardrobe, radiator.

EN-SUITE BATHROOM

12'3" x 6'

A four-piece coloured suite comprising wc, wash basin set in a vanity unit, bidet and panelled bath. Double radiator.

BEDROOM 2

12'3" x 7'11"

Timber framed window, electric storage heater, partitioned to wash basin, double radiator.

BEDROOM 3

16'5" x 14'5"

Twin aspect with 2 timber framed windows, built-in cupboard and double radiator.

BATHROOM

16'5" x 5'11"

White three-piece suite comprising panelled bath, wash basin and wc.

BEDROOM 4

11'2" x 7'11"

Side aspect timber framed window and radiator.

BEDROOM 5

14'7" x 11'8"

Side aspect timber framed window, radiator, built-in wardrobe and dressing table.

HOUSE BATHROOM

14'8" x 12'5"

A four-piece suite comprising corner shower cubicle with chrome shower fittings, wc, panelled bath and wash basin. Side aspect timber framed window. Linen cupboard on the landing.

BEDROOM 6

20'10" x 9'11"

Side aspect timber framed single glazed window with secondary glazing, radiator, built-in cupboard, and wash basin.





DOMESTIC OUTBUILDINGS

CARRIAGE STABLE BLOCK

40' x 15'6"

Brick built under blue slate roof, 1 no. stable and tack room. Carriage house, former two stall bay to the North wing with double doors and implement store. Outside wc, with adjoining potting shed and kennel.

DETACHED GARAGE

18'10" x 17'9"

Double garage with electric up and over door and side access personnel door.

THE GROUNDS

THE SOUTH LAWN

A flagged York stone paving runs across the front of the house with decorative stone urns; extensive and fully stocked herbaceous borders; mature beech and sycamore trees underplanted with spring bulbs.

THE EASTERN SUNKEN GARDEN

Flagged York stone paths intersect the brick pergola and surround the ornamental pond; a garrya elliptica falls like a curtain from the house wall.

TENNIS COURT

The hard court with tarmac surface has a timber summerhouse in the north east corner with water and electricity, with south facing paved seating area.

NORTH LAWN

Large lawned area with herbaceous beds and a rare mature mulberry tree.

ORCHARD

An archway through the beech hedge leads to the formal orchard with apple walk of cordons and individual trees of apples, pears and plums; small cultivated area for vegetables.

GREENHOUSE & COMPOST AREA

To the north west there are 2 greenhouses and an orderly system of composting; mown grass access bordering paddock with alternate white and pink may trees.

THE PADDOCK

11 acres grass lies to the west and north of the property with mixed hard and soft wood shelter belt.



GENERAL INFORMATION

TENURE

We understand to be freehold with vacant possession upon completion.

SERVICES

We understand that the property is connected to mains electricity and water. Central heating is provided by an oil-fired boiler. Drainage is via a private septic tank located behind the summerhouse. The services have not been tested but we have assumed that they are in working order and consistent with the age of the property.

WAYLEAVES

There is a single pole electric service line and pylon on a distribution line for which there are wayleave payments.

SEPTIC TANK EASEMENT

The owners of Bossall Hall have their septic tank in the west of the paddock, with rights of access to maintain it.

COUNCIL TAX

Assessed in Band H.

No.4 BOSSALL COTTAGES

An attractive two bedroom semi-detached cottage, is also available for sale. Separate sale details are available from the Joint Agents.

DIRECTIONS

From our Malton office proceed on to Malton Road and join the A64 towards York for approximately 7.5 miles before turning left towards Harton. Continue for approximately 2.5 miles, through Harton towards Bossall. On arriving in the village, you will see St Botolph's Church on your left, with The Old Vicarage directly opposite. The postcode is YO60 7NT.

FIXTURES AND FITTINGS

Unless specified in these details, the fixtures and fittings relating to any of the property, buildings and land are not included in the sale but may be available by separate negotiation.

ENERGY PERFORMANCE RATING

Assessed in Band F. The full EPC can be viewed at our Malton Office.

VIEWING

Strictly by appointment with the Agents, BoultonCooper. Tel. 01653 692151.

ANTI-MONEY LAUNDERING REGULATIONS

The Agent must comply with Anti Money Laundering regulations. As part of the requirements, the Agent must obtain evidence of the identity and proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the necessary evidence.

LOCAL AUTHORITY

Ryedale District Council, Ryedale House, Old Malton Road, Malton, YO17 7HH
Tel: 01653 600666

AGENT CONTACTS

Henry Scott BA (Hons) MSc MRICS

Boulton Cooper, St Michael's House, Market Place, Malton, YO17 7LR
01653 692 151
henry.scott@boultoncooper.co.uk

James Stephenson MA (Cantab) FRICS FAAV

Stephensons Rural, York Auction Centre, Murton, YO19 5GF
01904 489 731
jfs@stephenson.co.uk

Toby Cockcroft FNAEA

Croft Residential, Pavilion 2000, Amy Johnson Way, York, YO30 4XT
01904 238 222
toby@croftresidential.co.uk

SOLICITOR CONTACTS

Pearsons & Ward, 2 Market Street, Malton, YO17 7AS
01653 692247



The Old Vicarage, Bossall

North Fields Wood

Old Bossall

4 Bossall Cottage

Dallicarrs Belt

Drain

Dallicarrs Plantation

FBS

Bossall

PW

36m



Promap v2 LANDMARK INFORMATION

The Old Vicarage, Bossall, York, YO60 7NT



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries.

BoultonCooper for themselves and for the vendors or lessors of the property/properties, whose agents they are, give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract; (ii) no person in the employment of BoultonCooper has any authority to make or give representation or warranty whatever in relation to this/these property/properties.



BC
Est. 1801

St. Michael's House, Malton
North Yorkshire YO17 7LR
t: 01653 692151
e: reception@boultoncooper.co.uk
boultoncooper.co.uk



BoultonCooper