



# GRIMSTON MANOR

Near Tadcaster, North Yorkshire





# GRIMSTON MANOR

1 GRIMSTON PARK, TADCASTER, NORTH YORKSHIRE LS24 9BD

Tadcaster 2 miles, York 14 miles, Wetherby 9 miles  
Leeds 18 miles, Harrogate 19 miles  
(distances approximate)

AN EXCEPTIONAL 6 BEDROOMED ELEGANT HOME, COMPRISING  
THE CENTRAL PORTION OF AN ENGLISH COUNTRY MANSION,  
SITUATED BETWEEN LEEDS AND YORK AND OFFERED FOR SALE FOR  
THE FIRST TIME IN OVER 40 YEARS

## Accommodation

Portico Entrance • Dining Hall • Drawing Room • Grand Staircase Hall  
Cloakroom/WC • Wonderful Open Plan Living Space with Sitting, Dining and  
Kitchen areas • Covered Colonnade • Substantial Basement and Wine Cellar  
Central Landing • Office/studio with Laundry and Storage off • Master Suite of  
Bedroom, Dressing Room and Bathroom • Guest Bedroom Suite with Shower  
Four Further Bedrooms • House Bathroom

## Externally

Delightful south facing formal gardens bordering open countryside  
Double garage and ample parking • In all about half an acre

For Sale By Private Treaty



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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## Introduction

Grimston Park is a stunning mansion house enjoying a lovely parkland setting some 2 miles south of Tadcaster between York and Leeds. With good access ability via the A64 and A1 (M) motorway, local facilities are available in Tadcaster and Wetherby, intercity train connections at York and Leeds with the West Yorkshire conurbation within comfortable commuting distance. There is a wonderful sense of arrival at Grimston with an imposing gateway off the A162 with a lovely carriage driveway leading to the property.

## Description

This exceptional and elegant home is of generous yet manageable proportions comprising the principal reception rooms of the original grand Victorian mansion that was the centrepiece of the Grimston Park estate. Entering off the carriageway past a pair of picturesque gate lodges, there is a sweeping gravelled driveway to the portico entrance that is exclusive to this property. Offered for sale for the first time in over 40 years, Grimston Manor is the epitome of stylish living, and reminiscent of the Downton Abbey era. The property is grade II \* listed and extends overall to some 5500 sq ft with lovely formal reception rooms to the ground floor, plus generous upper floor bedrooms arranged to offer flexibility of use. The grounds are a notable feature extending overall to around half an acre with a mature south facing vista from the full width colonnade accessed from the main living space.

Mentioned in Pevsner's "Yorkshire-The West Riding", the main building has C18th origins with significant extension and alteration in the mid 1800's by Decimus Burton, initially for the second Lord Howden, and then Lord Londesborough, with further works when the building was sub-divided into separate dwellings in the late C20th. The adjacent parkland and estate remains in the ownership of the Fielden family.





### Accommodation

The portico entrance has double doors to an imposing dining hall that retains its original style and is currently used as a snooker room. Leading through to the grand hall features include wonderful floor tiling, a superb wide return staircase and discreetly hidden cloakroom/WC. The spacious drawing room is no less impressive with fine plasterwork and original feature fireplace, as one would expect with a building of this stature. Given the current vogue for open plan, the adaptation of the original library to living space some 55 feet in length was way ahead of its time. The sitting area has the original library shelving as the backdrop, with a central dining area and discreetly screened kitchen area. There is a hidden doorway to further storage and access to the basement area with utility space and a classic vaulted wine cellar having ample capacity. There is a wonderful sense of grandeur as one sweeps up the return staircase to a central landing having a studio/private office plus laundry on the northern side and the master bedroom suite to the south. There are up to 5 further bedrooms and 2 bath/shower rooms (one ensuite), some with interconnecting doors and so the potential to create further bedroom suites (subject to appropriate consents).



Outside, the property faces south to the rear with sweeping lawns, lavender borders, mature hedging affording a high degree of privacy and culminating with a large weeping willow on the boundary bordering open countryside. There is a further garden area on the eastern side that is also predominantly laid to lawn and again bordering countryside.



### Additional Information

Tenure: Freehold with vacant possession on legal completion.

Services: Mains water, electricity and drainage. Propane gas fired central heating.

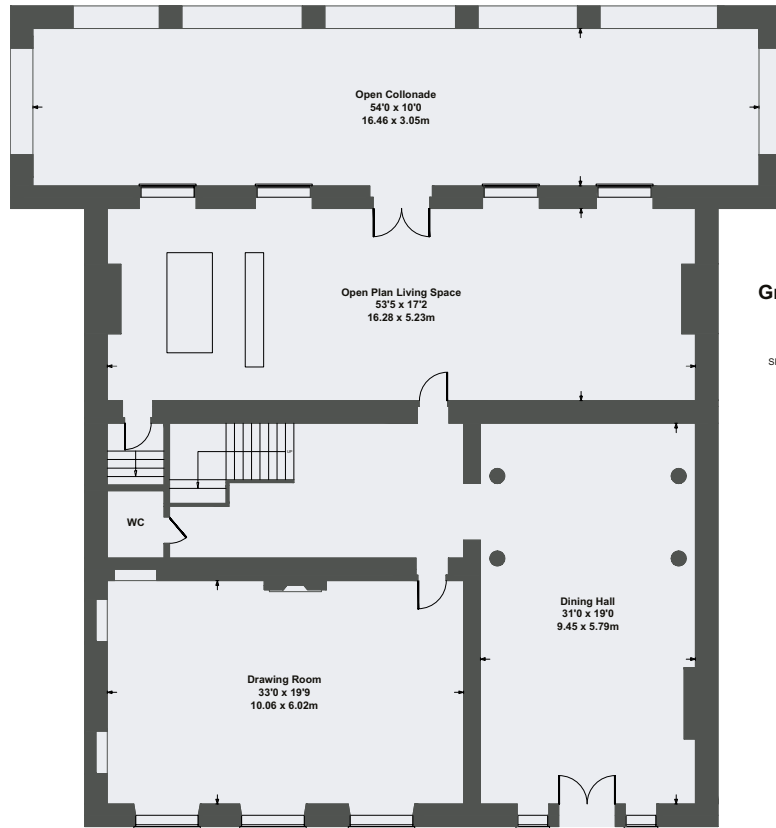
Rights of way, Wayleaves and Easements: The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way, public and private, whether specifically mentioned or not.

Management: There is a Residents Association responsible for the upkeep of the areas that are communally used by 15 various owners, at a current payment of £65 per month per resident (but with the 2 lodges paying 50%).

Council Tax: North Yorkshire Council. Band G.

Viewing: All arrangements to be made through selling agents GSC Grays 01423 590500.





GROUND FLOOR

### Grimston Manor, Tadcaster

Approximate Gross Internal Area  
5500 sq ft - 511 sq m  
(Excluding Veranda & Collonade)

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements, walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.  
Produced by Potterplans Ltd. 2023



FIRST FLOOR



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Particulars written: August 2023

Photographs taken: July 2023

